

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 45-91

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON CHARLES STREET AND NELSON AVENUE FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL ZONE NO. 51 (RM.3 SP.51)" (NORTH BAY CHRISTIAN FELLOWSHIP - 5 CHARLES STREET WEST)

WHEREAS the owner of the subject property has requested a rezoning;

AND WHEREAS the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

AND WHEREAS it is deemed desirable to amend the zone designation shown on Schedule B-60 of By-law No. 28-80 pursuant to Section 34 of the Planning Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

- 1) Schedule "B-60" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Lots 30, 31 and 32, Plan 92 along Charles Street in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Residential Third Density (R.3)" zone to a "Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.51:

"11.2.51 "Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)"

11.2.51.1 The property description of this "Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)" is Lots 30, 31 and 32, Plan 92 along Charles Street in the City of North Bay as shown on the attached Schedules and Schedule "B-60".

11.2.51.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)", except for the following uses:

- A Ten (10) dwelling unit apartment building.

11.2.51.2(b) The regulations for this "Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)" are as follows:

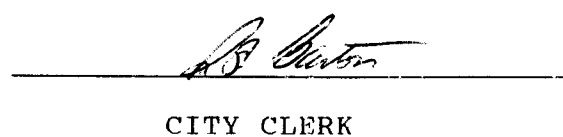
- i) The maximum lot coverage not to exceed forty-five (45) percent of the total lot area.
- ii) The minimum lot frontage shall be twenty-three and two-tenths (23.2) metres.
- iii) The minimum front yard setback shall be eleven and zero-tenths (11.0) metres.
- iv) The minimum westerly side yard setback shall be zero and five-tenths (0.5) metres.
- v) The minimum easterly side yard setback shall be one and zero-tenths (1.0) metres.
- vi) The minimum rear yard setback shall be three and zero-tenths (3.0) metres.

11.2.51.3 The use of land or buildings in this "Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Residential Multiple Third Density Special Zone No. 51 (RM.3 Sp.51)" as shown on Schedule "C" to this By-law.
- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulation 404/83.
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

READ A FIRST TIME IN OPEN COUNCIL THE 4TH DAY OF MARCH 1991.
READ A SECOND TIME IN OPEN COUNCIL THE 15TH DAY OF APRIL 1991.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 15TH DAY
OF APRIL 1991.


MAYOR


CITY CLERK

This is Schedule " 1 A "

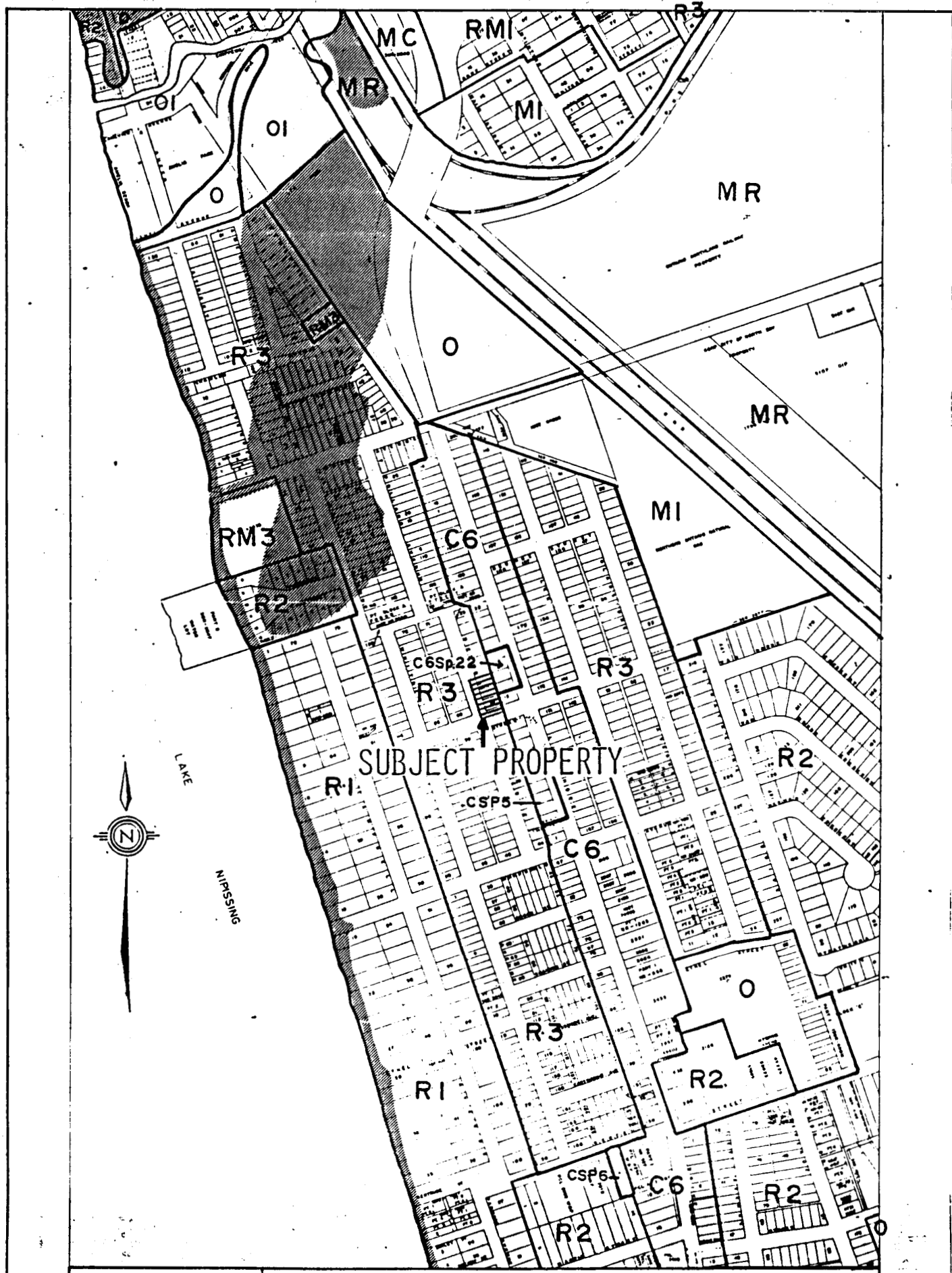
To By-law No. 45-91

Passed the 15TH day of APRIL,

19 91.

S. J. Jewler
MAYOR

B. B. Austin
CITY CLERK



SCHEDULE B - 60 0 100m	CITY OF NORTH BAY ZONING BY-LAW N° 28-80 SITE PLAN CONTROL - SEE SECTION 3.38 (a) 11-79
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This is Schedule " B "

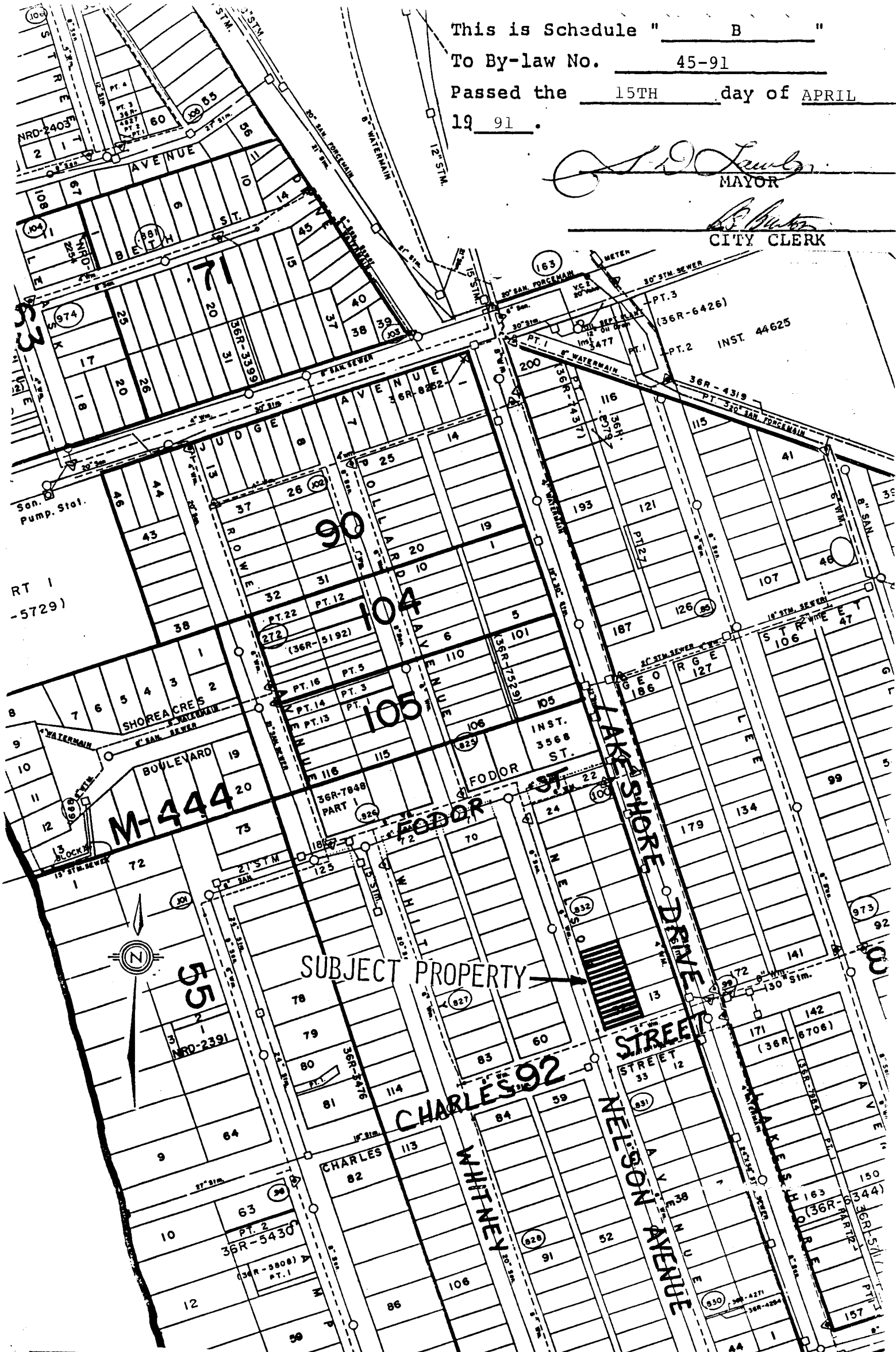
To By-law No. 45-91

Passed the 15TH day of APRIL

19 91 .

[Signature]
MAYOR

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CITY CLERK



FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A
 "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL ZONE NO. 51 (RM.3 Sp.51)"

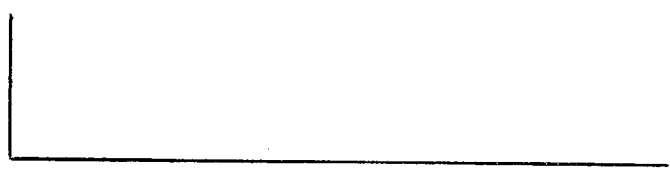


THIS IS SCHEDULE "C"
to By-law No. 45-91
Passed the 15TH day of
APRIL 19 91.

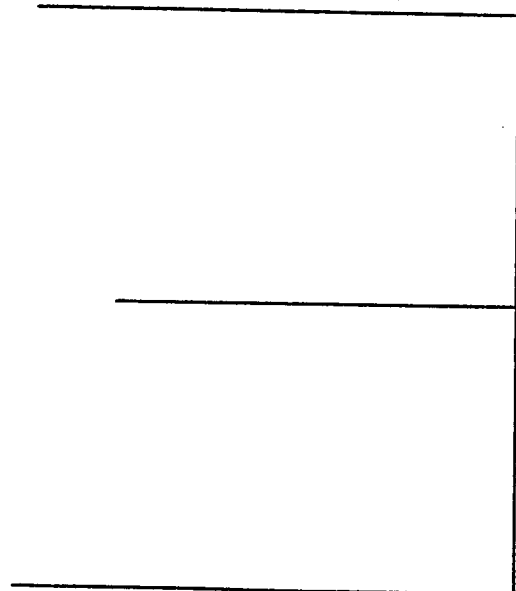

MAYOR


CITY CLERK

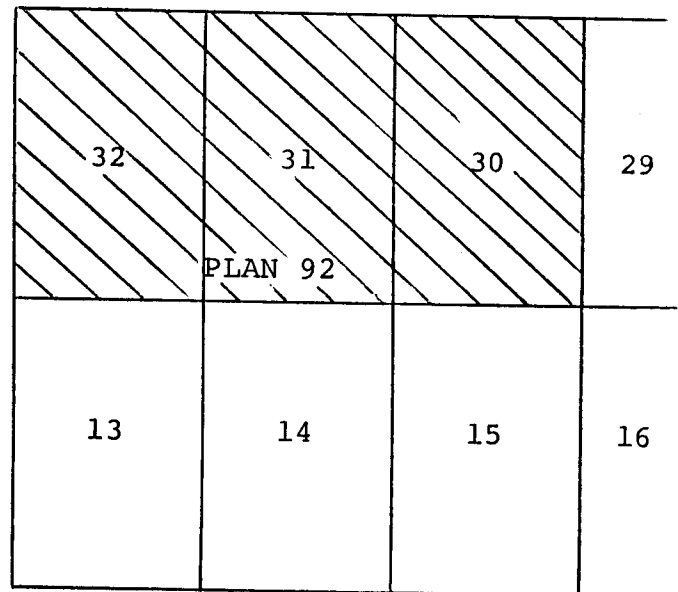
SCHEDULE TO "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL
ZONE NO. 51 (R.M.3 SP. 51)"



NELSON AVENUE



CHARLES STREET



LAKESHORE DRIVE

