

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2-71

A BY-LAW FOR THE PURPOSE OF AMENDING BY-LAW NO. 907 BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE FORMER TOWNSHIP OF WEST FERRIS NOW THE CITY OF NORTH BAY, UNDER THE AUTHORITY OF SECTION 30 OF THE PLANNING ACT R.S.O. 1960 AND AMENDMENTS THERETO.

WHEREAS the Council of The Corporation of the City of North Bay with the approval of the local Planning Board deems it expedient to amend By-law No. 907 of the former Township of West Ferris to provide for an alteration in the zone boundaries as shown on Schedule "B" of By-law No. 907.

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

1. That Schedule "B" of By-law No. 907 of the former Township of West Ferris which shows lots 109 to 116 inclusive, lots 120 to 131 inclusive, lots 143 to 154 inclusive and that portion of Doucet Avenue and laneways, Plan M-195 as "Highway and Tourist Commercial 1 Zone" and which said lands are shown outlined in red on Schedule "A" attached hereto and forming part hereof, is hereby amended to show the said lands as zoned "Third Density Residential Special 1-70".
2. That for the purposes of this By-law all buildings and structures erected or altered in a "Third Density Residential Special 1-70 Zone" shall conform to the uses and regulations hereinafter provided:
  - (a) Permissible Uses - Third Density Residential Special 1-70 Zone:

No person shall within the "Third Density Residential Special 1-70 Zone" established by this by-law use any land or erect or use any building or structure except for the following uses:

An apartment building to accommodate senior citizens.

- (b) Regulations -

In a "Third Density Residential Special 1-70 Zone" no building, structure or land shall be used and no building or structure shall be hereafter erected or altered except in accordance with the following regulations:

- (i) Setback on Streets:

The setback from Highway No. 11B shall be a minimum of forty feet (40'). The setback from all other streets shall be a minimum of twenty feet (20').

- (ii) Side Yard:

Minimum width shall be one half the height of the building but not less than twenty-five feet (25').

(iii) Density Regulations:

Dwelling Type	Max. Gross Floor Area % of Lot Area	Min. Lot Frontage in feet	Max. Lot Coverage in %
Senior Citizens Apartment	150	125	40

(iv) Height Limitation:

The maximum height of buildings exclusive of any roof structure that is used only for the mechanical operation of any building shall not exceed eight (8) stories.

(v) Parking Space Requirements:

Type of Building	Minimum Parking Requirement
Senior Citizens Apartment	One parking space for each four (4) dwelling units with the possibility of providing an additional parking space for each four (4) dwelling units if required.

3. For the purposes of this amendment to By-law No. 907 to accommodate senior citizens in an apartment building Clauses 4.3.4 and 4.3.7.1 thereof are hereby repealed.
4. All buildings and structures erected or altered in a "Third Density Residential Special 1-70" zone hereby established shall conform to all other applicable provisions of said By-law No. 907 except as hereby expressly varied.
5. This By-law shall come into full force and effect upon the final passing thereof subject to the approval of The Ontario Municipal Board.

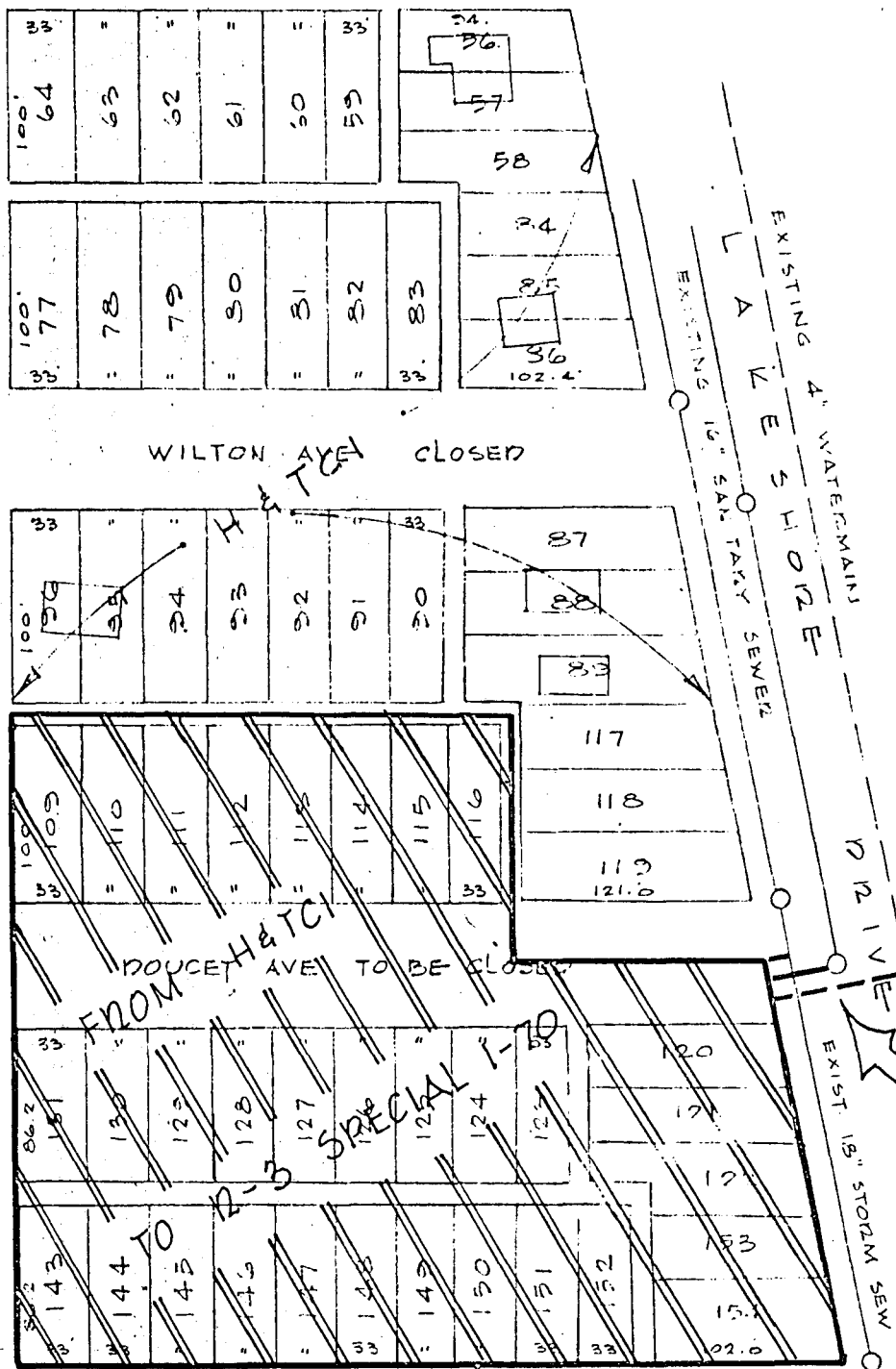
READ A FIRST TIME IN OPEN COUNCIL THIS 11TH DAY OF JANUARY, 1971.  
 READ A SECOND TIME IN OPEN COUNCIL THIS 11TH DAY OF JANUARY, 1971.  
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 11TH DAY OF JANUARY, 1971.

.....  
 MAYOR

.....  
 CITY CLERK

PLAN SHOWING EXISTING H&TCI ZONE  
TO BE REZONED R-3 SPECIAL 1-70

WIGSTON AVENUE



North

SCALE 1" = 100'

PROPOSED SERVIC  
6" STORM  
6" SANITARY  
4" WATER

PROP. 4" WATER  
MARSHALL AVENUE SCHEDULE "A"  
EXISTING 4" WATERMAIN

PART OF REG'D PLAN M-195 (FORMER TWP. WEST FERRIS)

LOT 40 CONCESSION XVIII

NOV. 1970

CITY OF NORTH BAY  
ENGINEERING DEPT.



R. 5291-71

ONTARIO

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 30 of  
The Planning Act, (R.S.O. 1960,  
c. 296)

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of North Bay for approval of its  
Restricted Area By-law 2-71

B E F O R E :

A. VAN EVERY, Q.C.  
Member

- and -

S.S. SPEIGEL  
Member

THURSDAY, the 30th day  
of SEPTEMBER, 1971

THIS APPLICATION having come on for public hearing at the City of North Bay on the 20th day of July, 1971 in the presence of counsel for the applicant corporation and of a number of interested persons and upon hearing those appearing in support of the by-law and those appearing in opposition thereto; and it appearing that notice of hearing had been given in accordance with the directions of the Board; upon hearing the evidence adduced and submissions by those appearing aforesaid and the Board having reserved its decision in order to give the council of the applicant corporation an opportunity to consider certain amendments to the said by-law and the said council having on the 20th day of September, 1971 passed By-law 110-71 amending By-law 2-71 and incorporating certain recommendations of the Board and having caused a certified copy thereof to be filed and the Board having dispensed with notice and hearing in respect of By-law 110-71;



ONTARIO

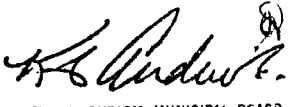
ONTARIO MUNICIPAL BOARD

R.5291-71

- 2 -

THE BOARD ORDERS, under and in pursuance of the legislation hereinbefore referred to, and of any and all other powers vested in the Board, that By-law 2-71 passed the 11th day of January, 1971, as amended by By-law 110-71, and By-law 110-71 passed the 20th day of September, 1971, be and the same are hereby approved.

K.C. ANDREWS  
SECRETARY

ENTERED	
O. B. No.....	R11
Folio No.....	236
OCT 14 1971	
	
SECRETARY, ONTARIO MUNICIPAL BOARD	