

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 170-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON FIRST AVENUE WEST  
AND FRONT STREET FROM A "RESIDENTIAL THIRD  
DENSITY (R3)" ZONE TO A "RESIDENTIAL MULTIPLE  
FOURTH DENSITY SPECIAL (RM.4 SP.45)" ZONE  
(AMY-CO INVESTMENTS)

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-42" 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-42" 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 Part of Lots 664-665 and Lots 666-667, Plan 21 along First Avenue West & Front Street in the City of North Bay, shown as hatched on Schedule "B" and Schedule "C" attached hereto) from a "Residential Third Density (R.3)" zone to a "Residential Multiple Fourth Density Special No. 45 (RM.4 Sp.45)" zone.
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.45:
  - 11.2.45 "Residential Multiple Fourth Density Special Zone 45 (RM.4 Sp.45)"
  - 11.2.45.1 The property description of this "Residential Multiple Fourth Density Special Zone No. 45 (RM.4 Sp.45)" is Part of Lots 664-665 and Lots 666-667, Plan 21 along First Avenue West and Front Street in the City of North Bay as shown on the attached Schedule and Schedule "B-42".

11.4.21.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 21 (MC. Sp.21)" except for the following uses:

An Administrative office building and enclosed storage and warehousing uses associated with the main office use.

11.4.21.2(b) The regulations for this "Industrial Commercial Special Zone No. 21 (MC. Sp.21)" are as follows:

- i) The maximum gross floor area as a percent of the lot area shall be forty (40) percent;
- ii) the minimum front yard setback shall be fifteen (15) meters;
- iii) the minimum easterly side yard setback shall be two and five-tenths (2.5) meters;
- iv) the minimum westerly side yard setback shall be twenty-two and six tenths (22.6) meters;
- v) the minimum rear yard setback shall be seven and six tenths (7.6) meters.

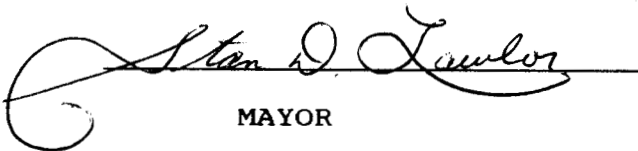
11.4.21.3 The use of land or buildings in this "Industrial Commercial Special Zone No. 21 (MC. Sp.21)" shall conform to all other regulations of this By-law, except as hereby expressly varied".

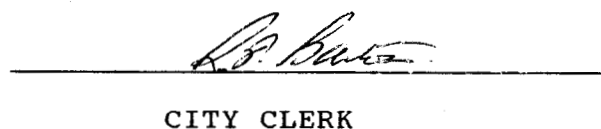
- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulation 404/83.
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written 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 DAY 4TH OF SEPTEMBER 1990.

READ A SECOND TIME IN OPEN COUNCIL THE DAY 17TH OF SEPTEMBER 1990.

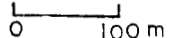
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17TH DAY OF SEPTEMBER 1990.

  
MAYOR

  
CITY CLERK

Passed the 17TH day of SEPTEMBER  
19 90.

CITY CLERK



CITY OF NORTH BAY  
ZONING BY-LAW N<sup>o</sup> 28-80

This is Schedule " B "

To By-law No. 170-90

Passed the 17TH day of SEPTEMBER 19 90 .

*Stan D. Lawlor*  
MAYOR

*B. [Signature]*  
CITY CLERK




From a "Residential Third Density (R.3)" Zone to a "Residential Multiple Fourth Density Special Zone No. 45 (RM.4 Sp.45)".

This is Schedule "C"

to By-law No. 170-90

Passed the 17TH day of SEPTEMBER

19 90.

  
MAYOR

  
CITY CLERK

SCHEDULE TO RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL  
ZONE NO. 45 (RM.4 Sp.45)

FRONT STREET

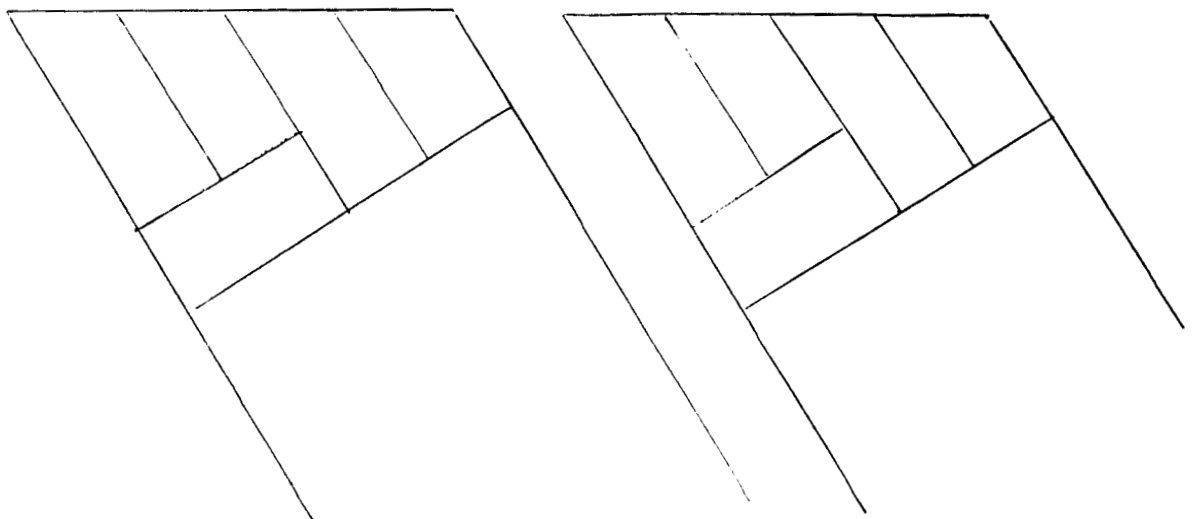
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FIRST AVENUE

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SECOND AVENUE

COMMERCIAL STREET



0 66  
Feet