

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 181-81

BEING A BY-LAW TO AMEND BY-LAW NO. 907
OF THE FORMER TOWNSHIP OF WEST FERRIS
PURSUANT TO SECTION 39 OF THE PLANNING
ACT R.S.O. 1980, CHAPTER 379

WHEREAS upon the request of the property owner concerned and with the approval of the local Planning Board, it is considered advisable to amend By-law No. 907 to provide for an alteration to the zone designation as shown on Schedule "B" which forms part of said By-law No. 907.

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

1. Schedule "B" of By-law No. 907 is amended by changing the zoning designation of the land shown on Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Parts 1,2,3,8, and 11 of Plan 36R-5803 in the City of North Bay from "Residential Second Density (R.2)" Zone to a "Residential Multiple Third Density Special 3-81 (R.M. 3 Sp. 3-81)" Zone as shown on Schedule "B" attached hereto and forming part hereof.
2. No land, building or structure shall be erected or caused to be erected or used in said "Residential Multiple Third Density Special 3-81 (R.M. 3 Sp. 3-81)" Zone, except in conformity with the following regulations herein set forth:
 - i) Permitted Uses:
 - Apartment dwellings
 - Parks, playgrounds and Associated Non-Profit Uses
 - Licensed Day Nurseries, Churches
 - Public schools other than Trade Schools
 - ii) Regulations:
 - (a) The maximum gross floor area as a percent of Lot area shall be seventy-five (75) percent

ii) Regulations:

- (b) The minimum lot frontage shall be thirty (30) metres.
 - (c) The minimum Usable Open Space as a percentage of gross floor area shall be fifty (50) percent.
 - (d) The minimum front yard setback shall be one-half the height of the building, but not less than seven and six tenths (7.6) metres.
 - (e) The minimum side yard setback shall be one-half the height of the building, but not less than six (6) metres.
 - (f) The minimum rear yard setback shall be one-half the height of the building, but not less than seven and six tenths (7.6) metres.
3. All buildings or structures erected or altered and the use of land in such "Residential Multiple Third Density Special 3-81 (R.M. 3 Sp.3-81)" Zone hereby established shall conform to all applicable provisions of By-Law No. 907 except as hereby expressly varied.
4. (a) Notice of this By-law shall be given in the manner and form and to the persons prescribed by Ontario Regulation 78/80;
- (b) Where no notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-law thereupon comes into force and effect;

4. (c) Where notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, this By-law shall come into force and effect upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 30th DAY OF November, 1981.

READ A SECOND TIME IN OPEN COUNCIL THIS 14th DAY OF December, 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 14th DAY OF December, 1981.



MAYOR



CITY CLERK

This is Schedule " A "

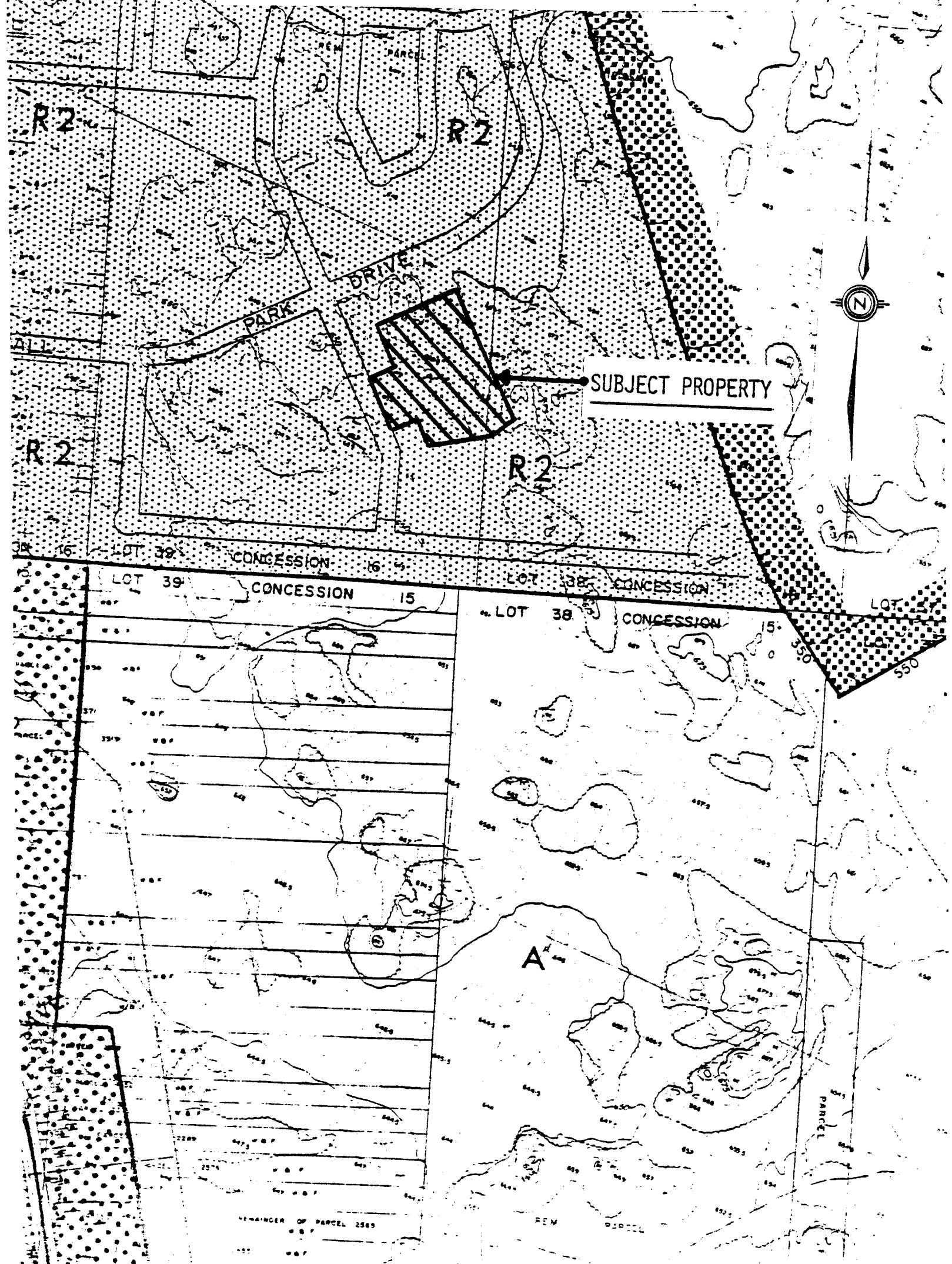
To By-law No. 181-81

Passed the 14th day of December

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MAYOR


CITY CLERK



This is Schedule " B "

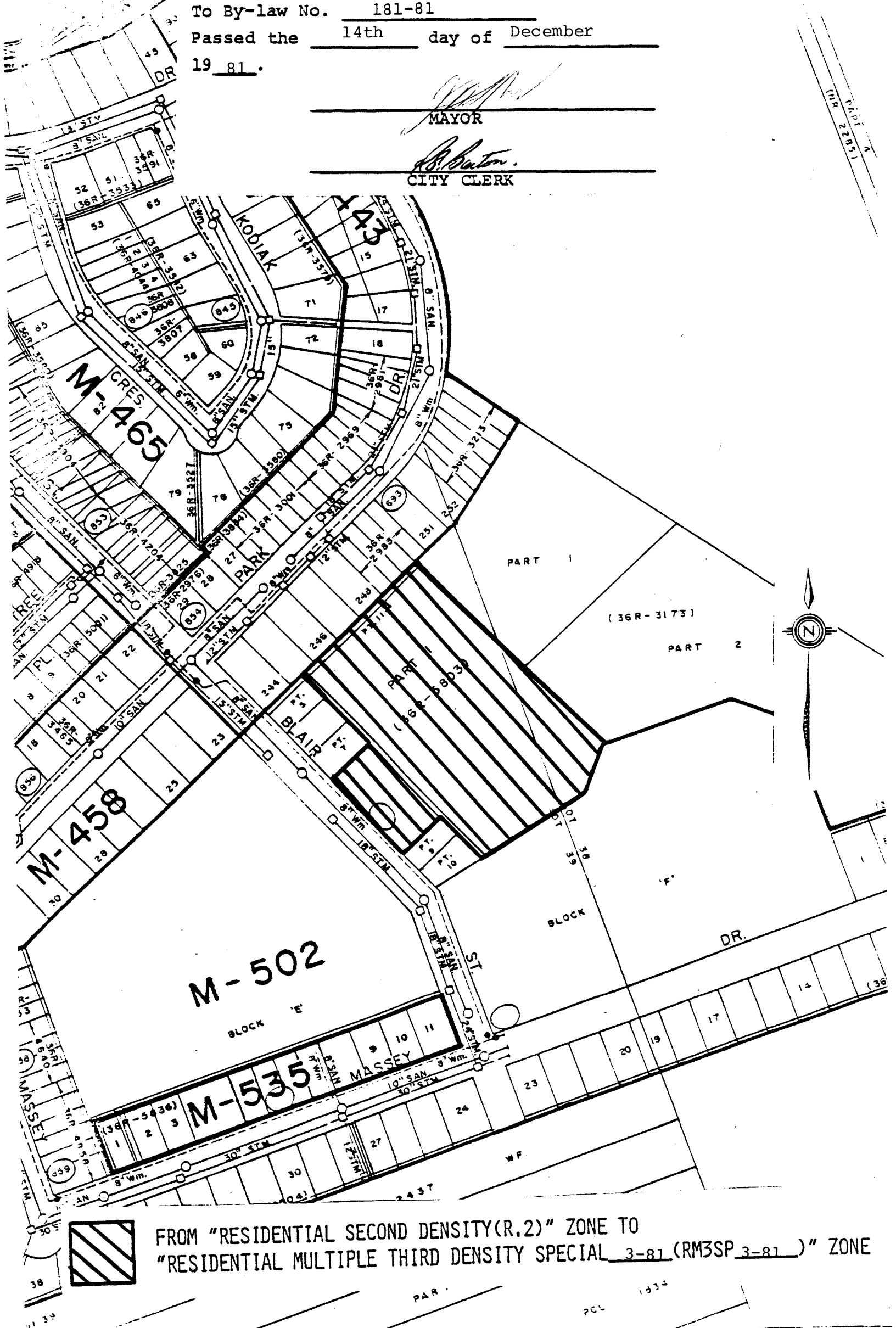
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MAYOR


CITY CLERK



FROM "RESIDENTIAL SECOND DENSITY(R.2)" ZONE TO
 "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL 3-81 (RM3SP 3-81)" ZONE

PAR.

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