

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 70-81

BEING A BY-LAW TO AMEND BY-LAW NO. 9-69 AND  
BY-LAW NO. 28-80 OF THE CITY OF NORTH BAY  
PURSUANT TO SECTION 35 OF THE PLANNING ACT,  
R.S.O. 1970, CHAPTER 349 AND AMENDMENTS  
THERE TO

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WHEREAS upon the request of the property owner concerned, it is considered advisable to amend By-Law No. 9-69 and By-Law No. 28-80 of the City of North Bay to provide for a change in the zone designation as shown on Schedule "A" which forms part of said By-Law No. 9-69 and Schedule "B-51" which forms part of said By-Law No. 28-80.

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

1. (a) Schedule "A" of By-Law No. 9-69 of the City of North Bay is amended by changing the zoning designation of the land shown on Schedule "A" attached hereto and forming part hereof, being part of Lots 324, 326, 327 and 390, and all of Lot 325, Registered Plan 21, from a "Residential Multiple First Density (RM.1)" Zone to a "Residential Multiple Fourth Density (RM.4)" Zone, as shown on Schedule "B" attached hereto and forming part hereof.
- (b) Schedule "B-51" of By-Law No. 28-80 is hereby amended by changing the zoning designation of the land shown on Schedule "C" attached hereto and forming part hereof, being part of Lots 324, 326, 327 and 390, and all of Lot 325, Registered Plan 21, from a "Residential Multiple First Density (RM.1)" Zone to a "Residential Multiple Fourth Density (RM.4)" Zone, as shown on Schedule "B" attached hereto and forming part hereof.
2. (a) No land, buildings or structures shall be erected, altered or used in such "Residential Multiple Fourth Density (RM.4)" Zone unless it conforms to the following uses:  
"Residential Multiple Fourth Density (RM.4)" Zone.

- (b) 1. Permitted uses in the "Residential Multiple Fourth Density (RM.4)" Zone are:

Residential: Apartment Dwellings;  
Parks, Playgrounds and Associated  
Non-Profit Uses;  
Licenced Day Nurseries, Churches;  
Public Schools, other than Trade Schools.

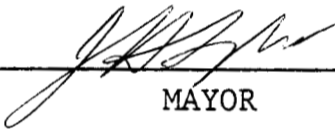
2. No land, buildings or structures shall be erected, altered or used in this "Residential Multiple Fourth Density (RM.4)" Zone unless it conforms with the following regulations:


- (i) Minimum Lot Frontage is thirty (30) metres;
- (ii) Minimum Front Yard Depth is one-half the height of the building, but not less than seven and six-tenths (7.6) metres;
- (iii) Minimum Side Yard Depth is one-half the height of the building, but not less than six (6) metres;
- (iv) Minimum Rear Yard Depth is one-half the height of the building, but not less than seven and six-tenths (7.6) metres;
- (v) Minimum Parking Requirement is one and one-fourth ( $1\frac{1}{4}$ ) spaces for every one dwelling unit;
- (vi) Minimum usable Open Space is fifty (50) percent of gross floor area;
- (vii) Minimum Floor Area for a two (2) bedroom unit is sixty-two and five-tenths (62.5) square metres;
- (viii) Maximum Floor Space Index is one hundred (100) percent.
- (ix) Maximum Height of building is three (3) storeys;
- (x) Notwithstanding Section 5.3.8.2 of By-Law No. 28-80 and Section 6.1.13.1(b) of By-Law No. 9-69, no four and five-tenths (4.5) metre setback for apartment play space shall be required.

3. Pursuant to Section 35(a) of The Planning Act, the lands referred to in Section 1 of this By-Law are placed under Site Plan Control. The subject properties shall be developed in accordance with the provisions of this By-Law and attached Site Plan which constitutes Schedule "D" to this By-Law and forms part hereof, dealing with the prohibition, regulation, use and maintenance of those facilities and matters listed hereunder:
  - (a) The erection of a fence constructed of an opaque material along the easterly and southerly limit of the property, shown as Item No. 1 on Schedule "D" of this By-Law;
  - (b) The location of a three-storey, twenty-four (24) unit apartment building, shown as Item No. 2 on Schedule "D" of this By-Law; and
  - (c) The provision of off-street parking for not less than thirty (30) cars, shown as Item No. 3 on Schedule "D" of this By-Law.
  
4.
  - (a) All land, buildings and structures erected or altered in such "Residential Multiple Fourth Density (RM.4)" Zone shall conform to all other applicable provisions of By-Law No. 9-69, except as hereby expressly varied, until By-Law No. 28-80 comes into force.
  - (b) All land, buildings and structures erected or altered in such "Residential Multiple Fourth Density (RM.4)" Zone shall conform to all other applicable provisions of By-Law No. 28-80, except as hereby expressly varied.
  
5.
  - (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.

(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 11th DAY OF May 1981.  
READ A SECOND TIME IN OPEN COUNCIL THIS 25th DAY OF May 1981.  
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS  
25th DAY OF May 1981.

  
MAYOR

  
CITY CLERK

This is Schedule " A "

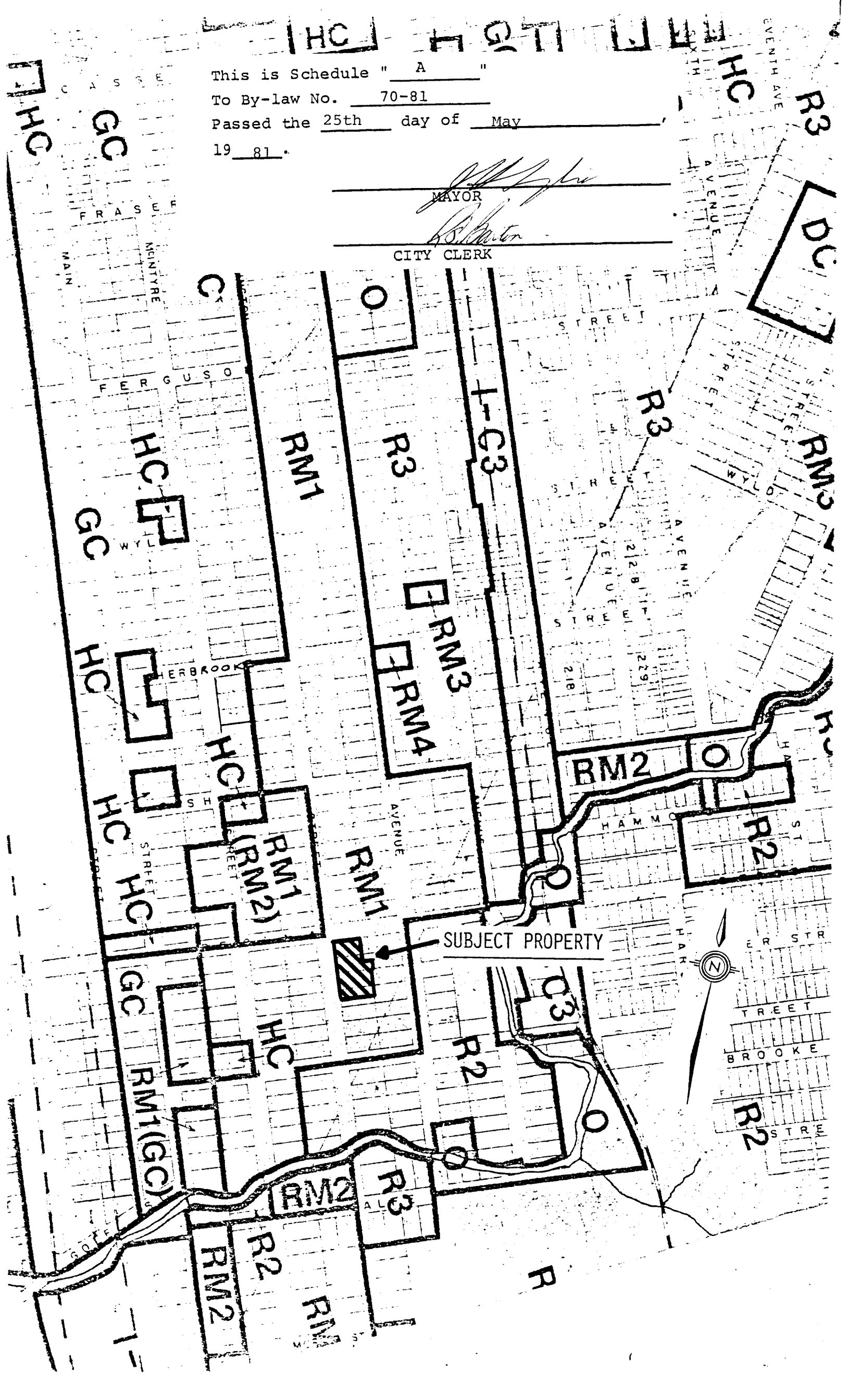
To By-law No. 70-81

Passed the 25th day of May

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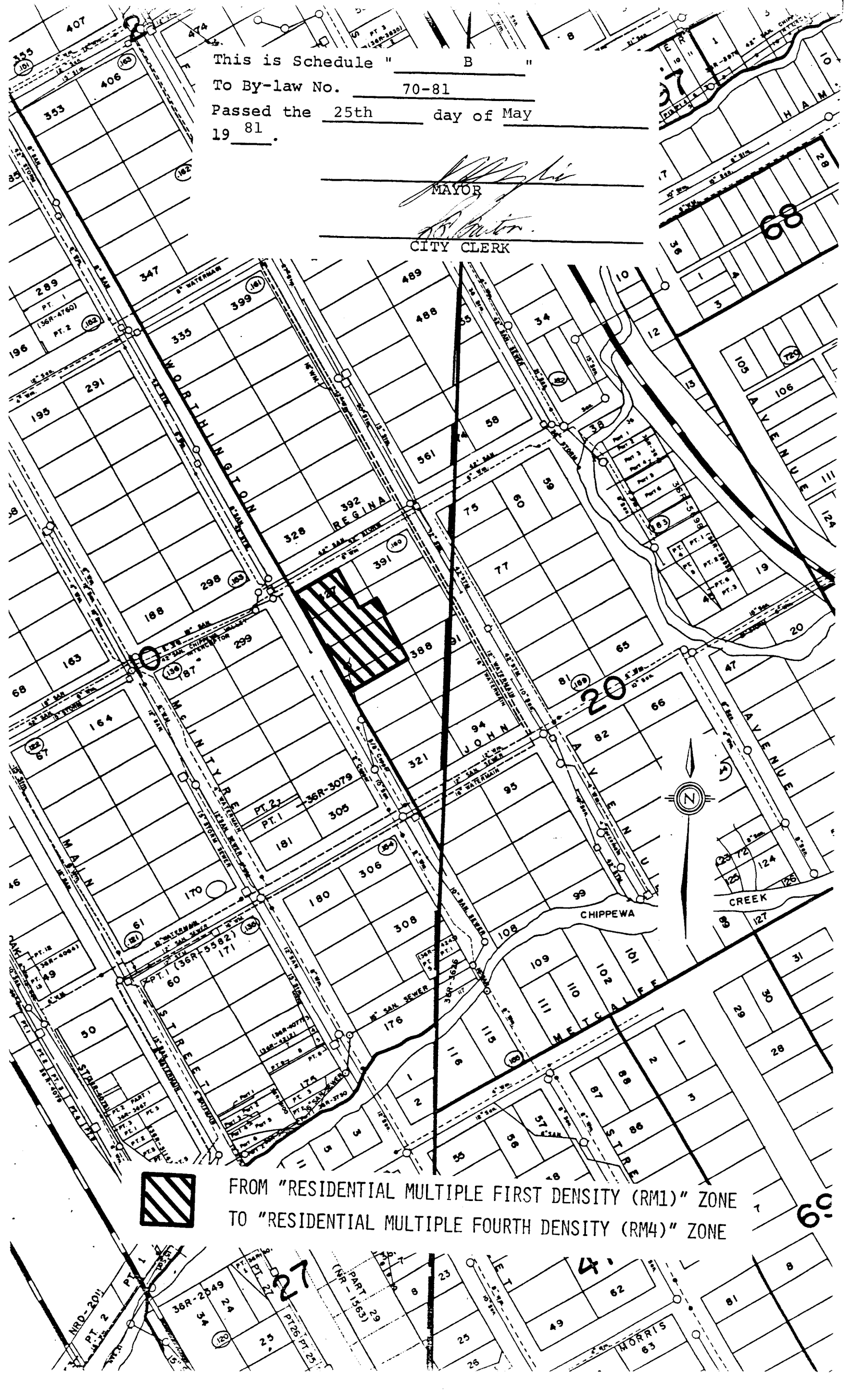
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MAYOR

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CITY CLERK



This is Schedule " B "  
To By-law No. 70-81  
Passed the 25th day of May  
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MAYOR  
*[Signature]*  
CITY CLERK



FROM "RESIDENTIAL MULTIPLE FIRST DENSITY (RM1)" ZONE  
TO "RESIDENTIAL MULTIPLE FOURTH DENSITY (RM4)" ZONE

69

This is Schedule "C"

to By-law No. 70-81

Passed the 25th day of

May 19 81

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MAYOR

*[Signature]*  
CITY CLERK



SCHEDULE  
B - 51  
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CITY OF NORTH BAY  
ZONING BY-LAW N<sup>o</sup> 28-80

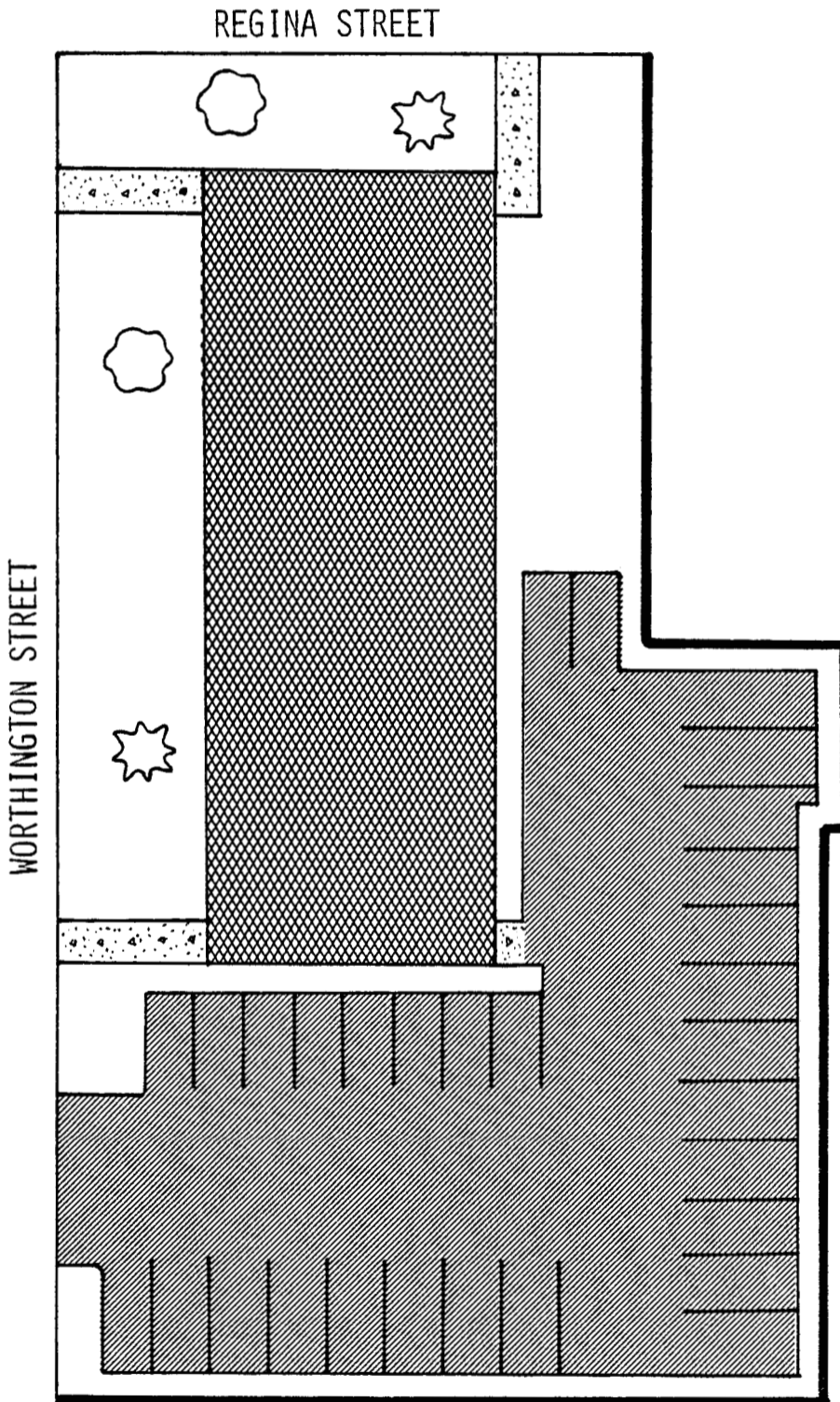





This is Schedule "D"  
to By-law No. 70-81

Passed the 25th day of  
May 19 81.

  
MAYOR

  
CITY CLERK



-  ITEM NO. 1
-  ITEM NO. 2
-  ITEM NO. 3

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FEET