

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 30-99

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON LAKESHORE DRIVE
AND MARSHALL AVENUE FROM A "RESIDENTIAL
MULTIPLE FOURTH DENSITY (RM.4)" ZONE TO A
"RESIDENTIAL MULTIPLE SIXTH DENSITY
SPECIAL NO. 30 (RM.6 SP.30)"
(MR. M. MCDONALD)

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-70 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-70 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 203 to 211 inclusive, Registered Plan M-211 on Lakeshore Drive and Marshall Avenue in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Residential Multiple Fourth Density (RM.4)" Zone to a "Residential Multiple Sixth Density Special No. 30 (RM.6 Sp.30)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.30.

"11.2.30 "Residential Multiple Sixth Density Special Zone
No. 30 (RM.6 Sp.30)"

11.2.30.1 The property description of this "Residential Multiple Sixth Density Zone No. 30 (RM.6 Sp.30)" Zone is Lots 203 to 211 incl., Registered Plan M-211 along Lakeshore Drive in the City of North Bay as shown on the attached Schedule and Schedule "B-70".

11.2.30.2 (a) No person shall use land, erect, or construct any building or structure in this "Residential Multiple Sixth Density Special Zone No. 30 (RM.6 LSp.30)" Zone except for the following uses:

Apartment buildings of not more than 32 units and not more than 9 storeys;
Parks, playgrounds, Non-Profit uses;
Accessory uses to the above.

- (i) The maximum gross floor area as a percent of lot area shall be one hundred and fifty (150) percent;
- (ii) The minimum lot frontage shall be thirty-four and nine-tenths (34.9) metres;
- (iii) The minimum usable Open Space as a percent of the gross floor area shall be forty-six (46) percent;
- (iv) The minimum front yard, side yard and rear yard setbacks shall be as illustrated on Schedule "C" to "Residential Multiple Sixth Density Special Zone No. 30 (RM.6 Sp. 30)";
- (v) The maximum height of the building shall be not more than nine (9) storeys.

11.2.30.3 The use of land or buildings in this Residential Multiple Sixth Density Special No. 30 (RM.6 Sp.30)" Zone 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 Sixth Density Special Zone No. 30 (RM.6 Sp.30)" 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, not later than 15 days after the day this By-law is passed.

(b) Where no notice of appeal is filed with the Clerk of The Corporation of The City of North Bay within thirty-five (35) days from the passing of this By-law, 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 thirty-five (35) days from the passing of this By-law, 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 30TH DAY OF JAN. 1989.

READ A SECOND TIME IN OPEN COUNCIL THE 13TH DAY OF FEB. 1989.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 13TH DAY

OF FEBRUARY, 1989.


MAYOR


CITY CLERK

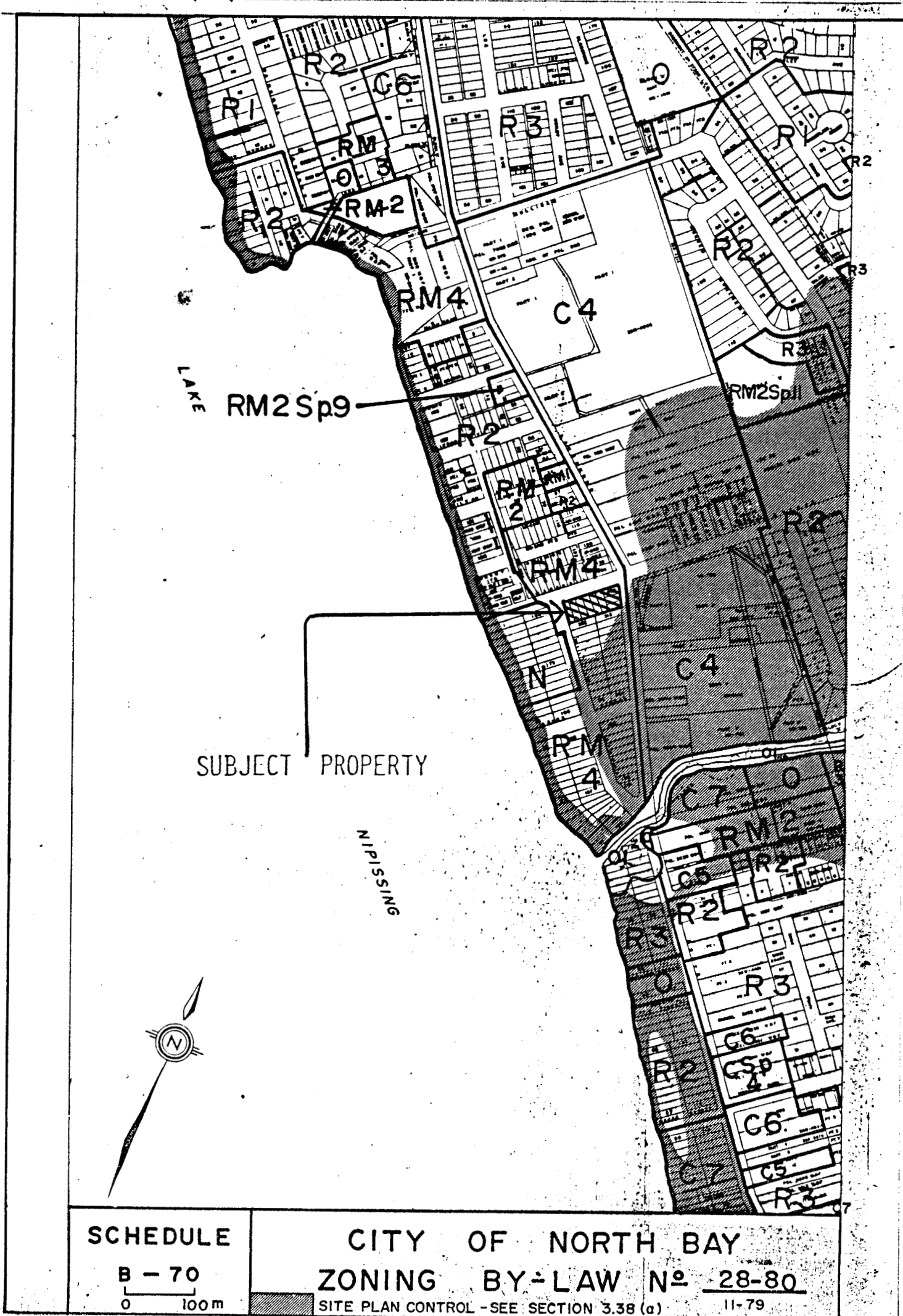
This is Schedule " A "

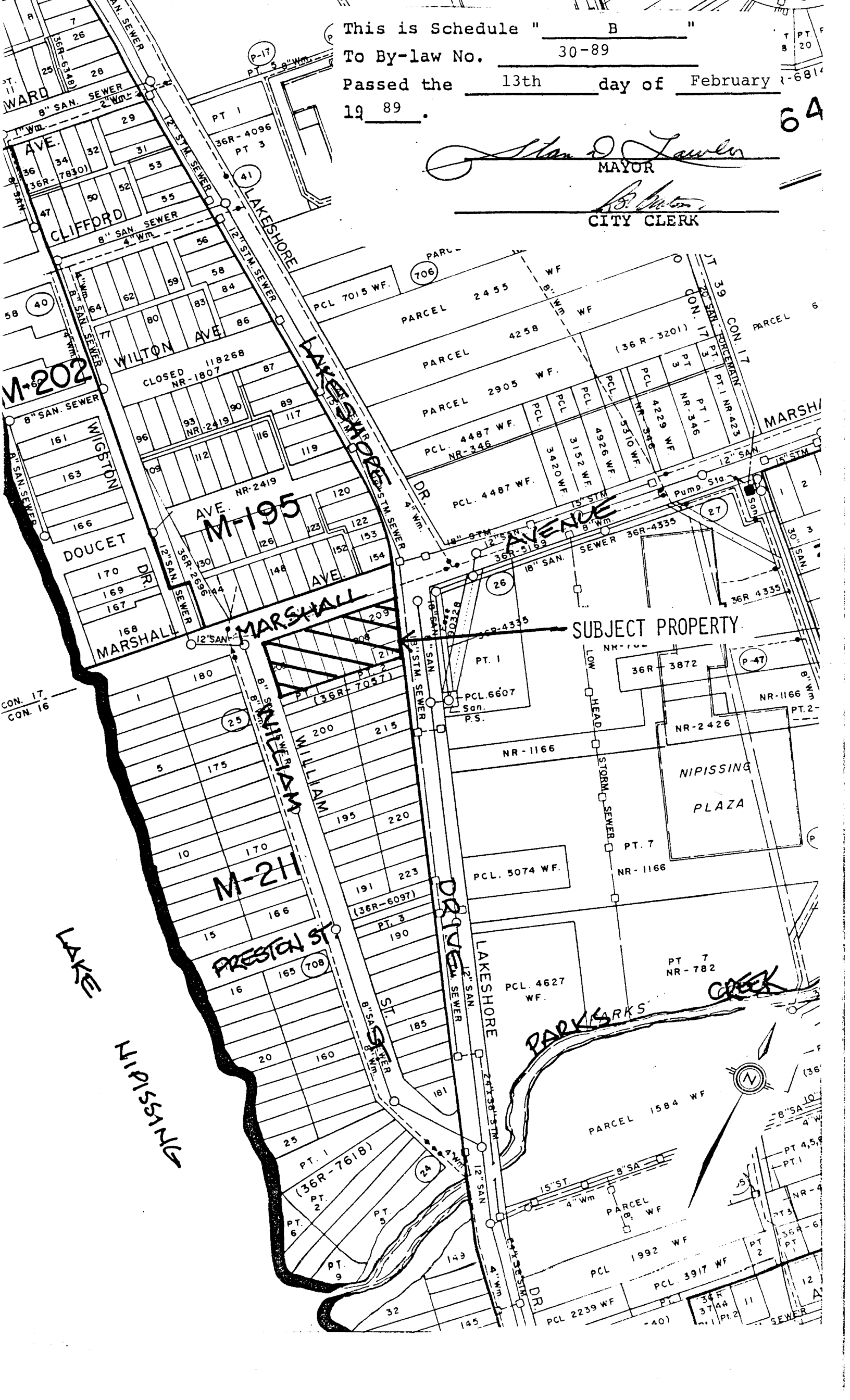
To By-law No. 30-89

Passed the 13th day of February,
19 89.

Stan D. Lawlor
MAYOR

R.B. Motor
CITY CLERK





This is Schedule " B "
To By-law No. 30-89
Passed the 13th day of February
19 89.

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Stan D. Lawler
MAYOR
B. B. [Signature]
CITY CLERK

SUBJECT PROPERTY

This is Schedule "C"

to By-law No. 30-89

Passed the 13th day of

February

19 89

Stan Lawlor
MAYOR

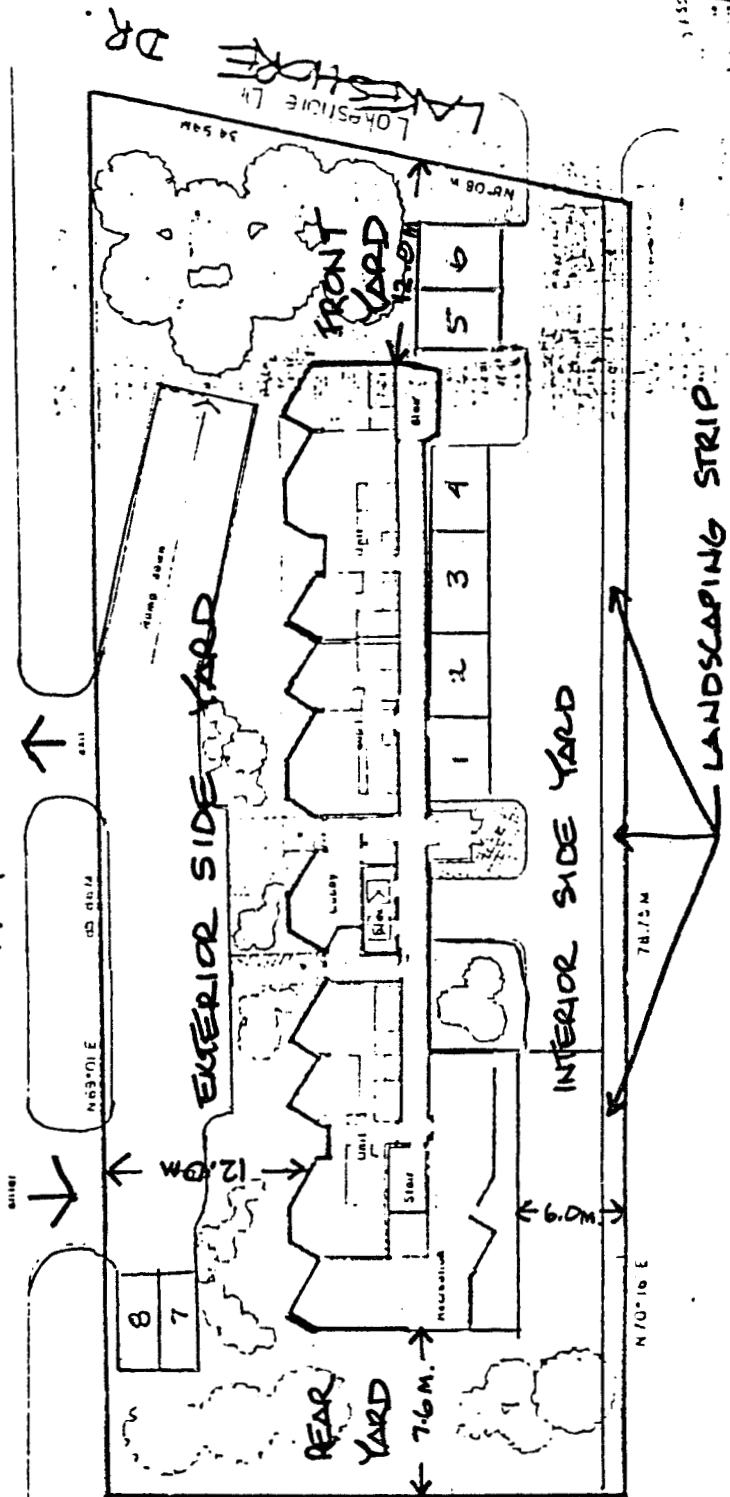
B. Butler
CITY CLERK

SITE STATISTICS

	sq'	sq'
SITE AREA	2,739	29,483
GROUND PLAN AREA	4,068	43,789
SWIMMING POOL	86	928
TOTAL	4,154	44,717

sq' of decks 32
underground parking 32
surface 9

MARSHALL AVE.



SITE PLAN (GROUND FLOOR PLAN)

MARSHALL AVENUE CONDOMINIUMS

UNIT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

NOTE: NOT TO SCALE