

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 155-91

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON MARSHALL AVENUE
WEST FROM AN "INSTITUTIONAL (N)" ZONE TO A
"RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL
ZONE NO. 54 (RM.4 SP.54)" -(LEISURE WORLD INC.,
MARSHALL AVENUE/WILLIAM STREET)

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 1, 2, 3, 178, 179 and 180, Plan M-211 along Marshall Avenue West in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from an "Institutional (N)" zone to a "Residential Multiple Fourth Density Special Zone No. 54 (RM.4 Sp.54)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.54:

11.2.54 "Residential Multiple Fourth Density Special
Zone No. 54 (RM.4 Sp.54)"

11.2.54.1 The property description of this "Residential Multiple Fourth Density Special Zone No. 54 (RM.4 Sp.54)" is Lots 1, 2, 3, 178, 179 and 180, Plan M-211 along Marshall Avenue West in the City of North Bay as shown on the attached Schedule and Schedule "B-70".

11.2.54.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Fourth Density Special Zone No. 54 (RM.4 Sp.54)" except for the following uses:

- a twenty-unit apartment dwelling.

11.2.54.2(b) The regulations for this "Residential Multiple Fourth Density Special Zone No. 54 (RM.4 Sp.54)" are as follows:

- i) The maximum lot coverage not to exceed thirty (30) percent of the total lot area;
- ii) the minimum lot frontage shall be thirty and seven-tenths (30.7) metres;
- iii) the minimum front yard setback shall be fifteen and zero-tenths (15.0) metres;
- iv) the minimum northerly side yard setback shall be three and six-tenths (3.6) metres;
- v) the minimum southerly side yard setback shall be nine and zero-tenths (9.0) metres;
- vi) the minimum rear yard setback shall be twenty-four and zero-tenths (24.0) metres.

The use of land or buildings in this "Residential Multiple Fourth Density Special No. 54 (RM.4 Sp.54)" 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 Fourth Density Special No. 54 (RM.4 Sp.54)" 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.
- 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 22ND DAY OF JULY 1991.
READ A SECOND TIME IN OPEN COUNCIL THE 6TH DAY OF AUGUST 1991.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 6TH DAY
OF AUGUST 1991.


MAYOR


CITY CLERK

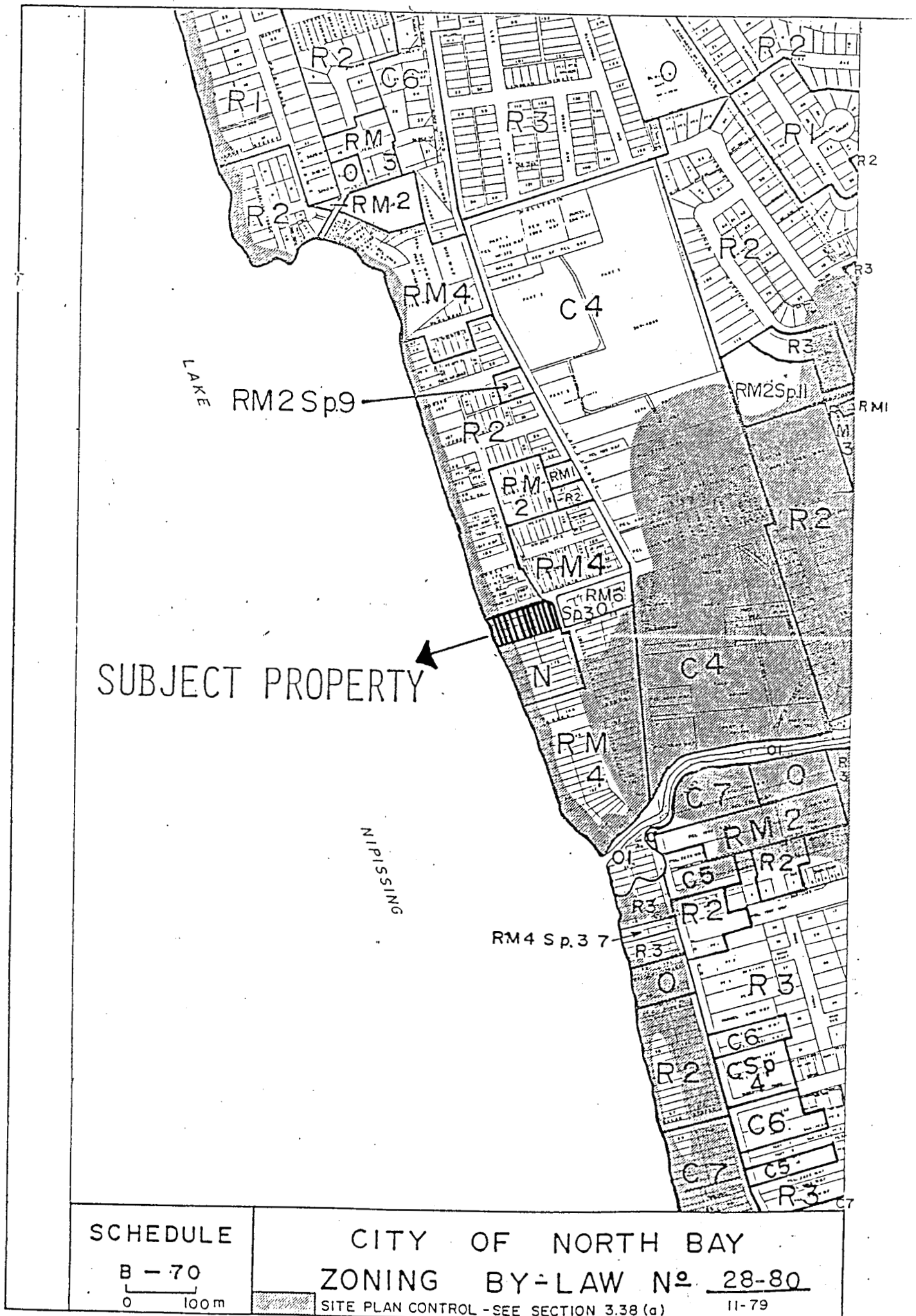
This is Schedule " 1 A "

By-law No. 155-91

Passed the 6TH day of AUGUST 19 91.

Stan D. Lawlor
MAYOR

B. Burton
CITY CLERK



This is Schedule " B "

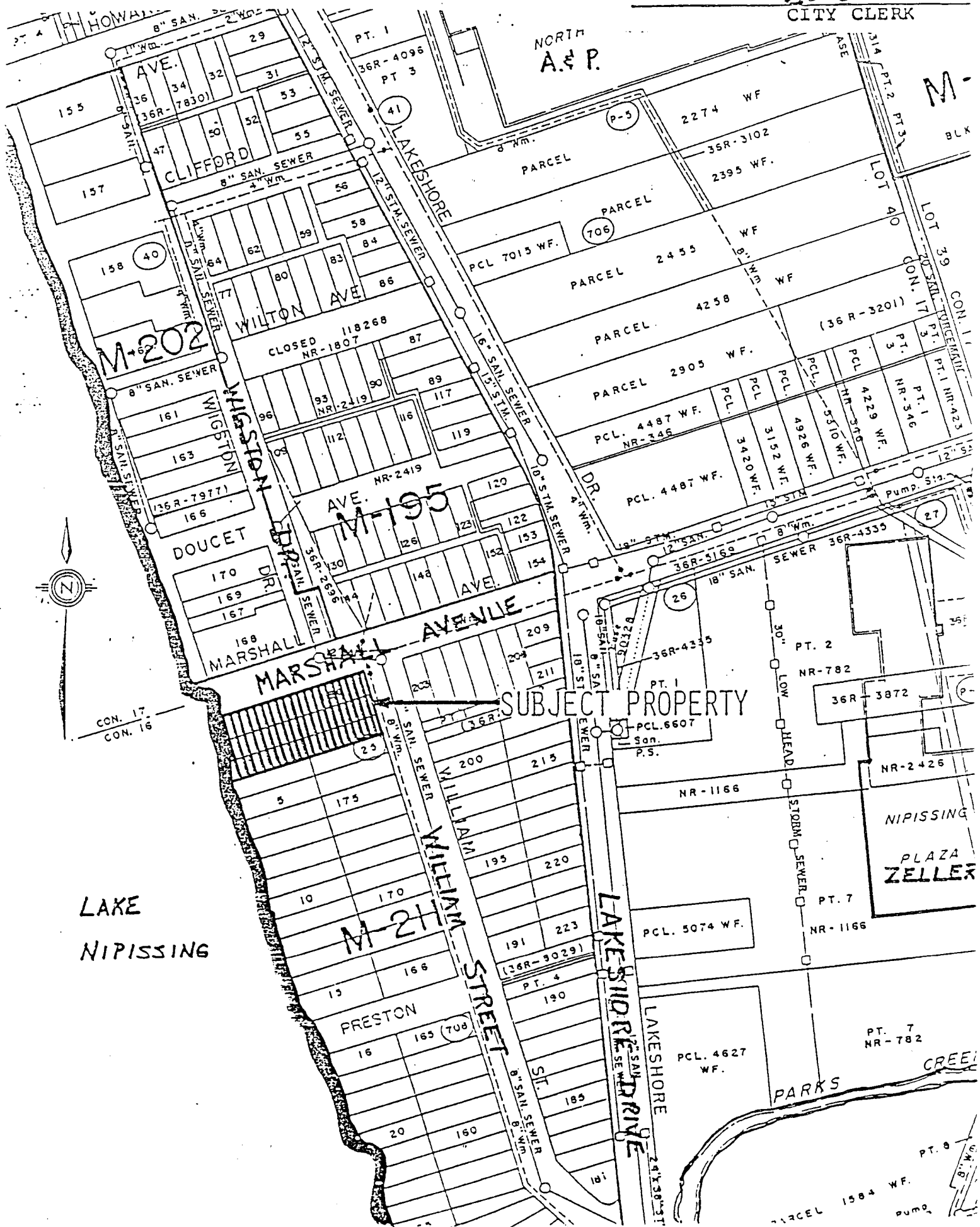
To By-law No. 155-91

Passed the 6TH day of AUGUST

19 91 .

Stan D. Lawlor
MAYOR

B. Butler
CITY CLERK



FROM AN "INSTITUTIONAL (N)" ZONE TO A "RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL NO. 54 (RM4 Sp. 54)" ZONE

This is Schedule "C"
to By-law No. 155-91
Passed the 6TH day of
AUGUST 19 91.

SCHEDULE TO RESIDENTIAL FOURTH DENSITY
SPECIAL ZONE

Stan D. Lawley
MAYOR

B. Burton
CITY CLERK

DOUCET AVE.

170
169
167
168

131	130	129	128	127	126	125	124	123	2
143	144	145	146	147	148	149	150	151	2
									2

MARSHALL AVENUE

1	180
2	179
3	178
4	177
5	176
6	175
7	174
8	173
9	172
10	171
11	170
12	169
13	168
14	167
15	166
16	165
17	164
18	163

203	209
204	210
205	211
206	
207	
208	
201	213
200	214
199	215
198	216
197	217
196	218
195	219
194	220
193	221
192	222
191	223
(36R-8029)	
Part 4	
190	
189	

STREET WILLIM

Lake Nipissing



0 20
FEET

PLAN M-211