

**The Corporation Of The City Of North Bay**

**By-Law No. 2014-18**

**A By-Law To Amend Zoning By-Law No. 28-80 To  
Rezone Certain Lands On Commercial Street From A "Residential Multiple  
First Density (RM1)" Zone To A "Residential Multiple Third Density Special  
No. 134 (RM3 Sp. 134)" Zone  
(1142691 Ontario Inc.)**

**Whereas** the owner of the subject property has initiated an amendment to the Zoning By-law;

**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 zoning designation shown on Schedule "B-50" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

**And Whereas** Council passed a resolution on February 3, 2014 to approve this rezoning.

**Now Therefore the Council of the Corporation of the City of North Bay  
Hereby Enacts As Follows:**

- 1) Schedule "B-50" 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 East Half of Lot 690, Plan 21, PIN No. 49164-0043 (LT)) along Commercial Street in the City of North Bay from a "Residential Multiple First Density (RM1)" zone to a "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.134:  
  
"11.2.134 "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)"

11.2.134.1 The property description of this "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" is East ½ of Lot 690, Plan 21, PIN No. 49164-0043 (LT) along Commercial Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-50".

11.2.134.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" except for the following uses:

- apartment dwellings;
- boarding, lodging and rooming house
- Group Home Type 2;
- parks, playgrounds and associated non-profit uses;
- licenced day nurseries, churches, public schools other than trade schools;
- institutional uses;
- accessory home based business; and
- accessory non-residential use under Subsection 5.3.5.

11.2.134.2 (b) The regulations for this "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" are as follows:

- i) The minimum parking required shall be 1 space per unit
- ii) The minimum lot frontage shall be 20.1 metres
- iii) The minimum front yard setback shall be 5.4 metres
- iv) The minimum interior side yard setback shall be 1 metre
- v) The minimum exterior side yard setback shall be 4.6 metres
- vi) The minimum rear yard setback shall be 0.4 metres
- vii) An apartment dwelling may exist without landscaping strips
- viii) An apartment dwelling may exist without play space

11.2.134.3 The use of land or building in this "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 28-80 is further amended by inserting "Residential Multiple Third Density Special No. 134 (RM3 Sp. 134)" as shown on Schedule "B" to this By-law.
- 5) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 6 of O.Reg. 545/06 as amended.

- 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 this 18th day of February 2014.**

**Read a Second Time in Open Council this 18th of February 2014.**

**Read a Third Time in Open Council and Passed this 3rd day of March 2014.**

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Mayor, Allan McDonald

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City Clerk, Catherine Conrad

This is Schedule "A"

To By-law No. 2014-18

Passed the 3rd day of March 2014

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Mayor Allan McDonald

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City Clerk Catherine Conrad



Zoning By-law Amendment  
 From: "Residential Multiple First Density (RM1)"  
 To: "Residential Multiple Third Density Special No. 134  
 (RM3 Sp.134)"

This is Schedule "B"

To By-law No. 2014-18

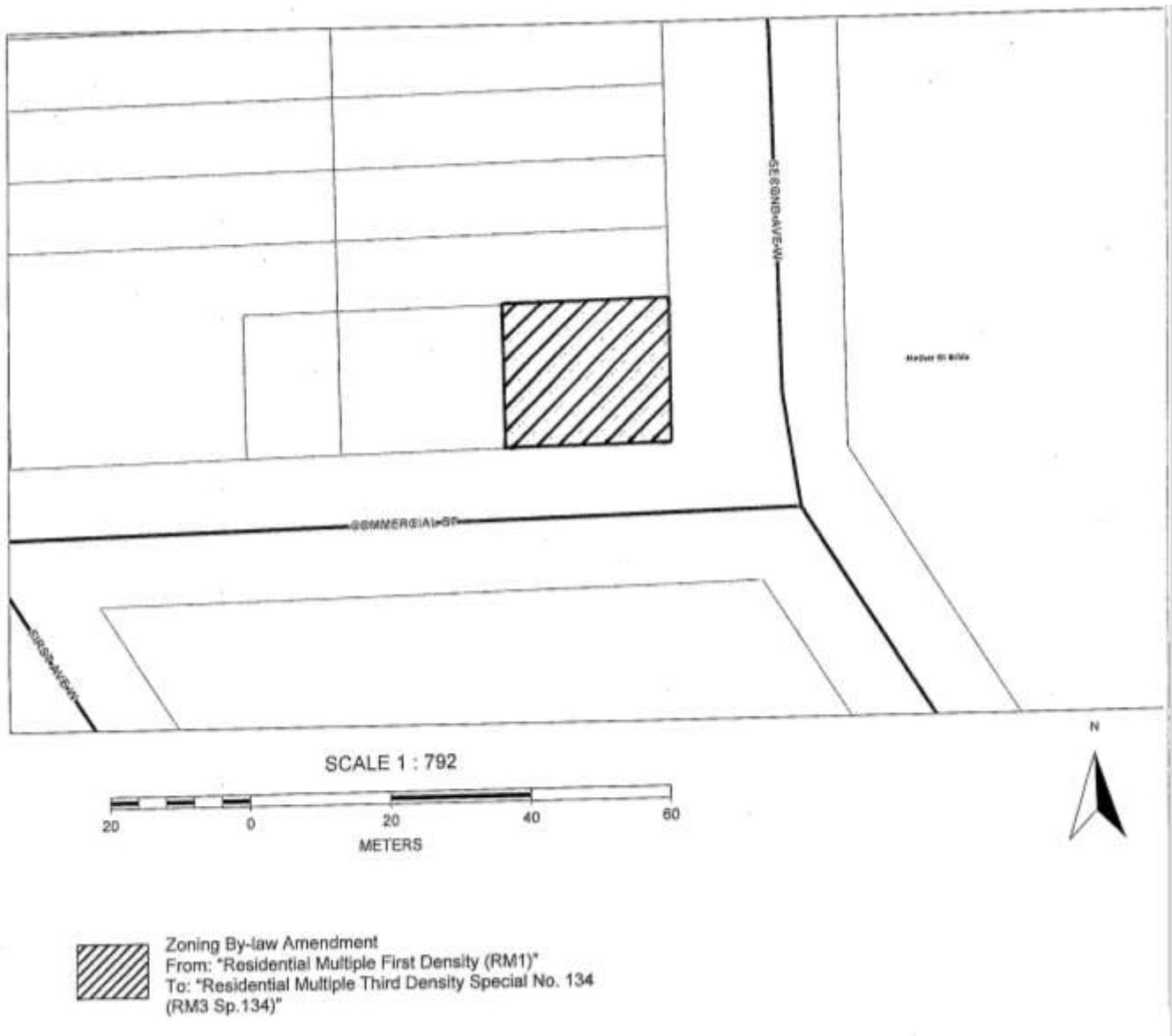
Passed the 3rd day of March 2014

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Mayor Allan McDonald

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City Clerk Catherine Conrad



This is Schedule "C"

To By-law No. 2014-18

Passed the 3rd day of March 2014

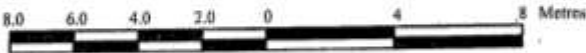
Mayor Allan McDonald

City Clerk Catherine Conrad

*SITE PLAN of*  
**EAST HALF OF LOT 690**  
**REGISTERED PLAN No.21**  
**GEOGRAPHIC TOWNSHIP OF WIDDIFIELD**  
**CITY OF NORTH BAY**  
**DISTRICT OF NIPISSING**

Stantec Geomatics Ltd.  
2013

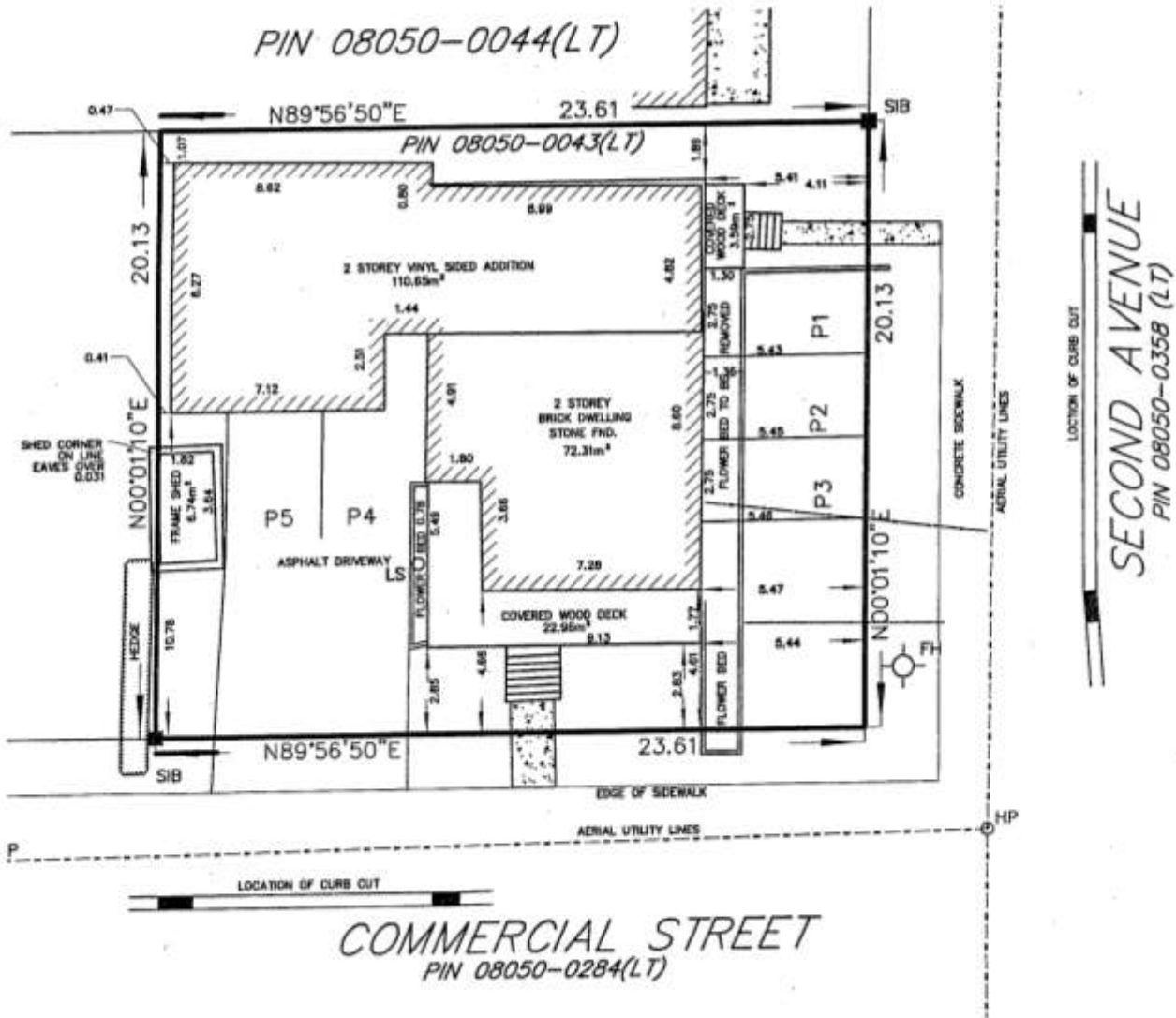
Scale 1 : 200



**LEGEND**

■	FOUND MONUMENTS
SIB	STANDARD IRON BAR
HP	HYDRO POLE
—	HYDRO LINE
PIN	PROPERTY IDENTIFICATION NUMBER
—	PROPERTY LINE
—	HYDRO POLE
○ HP	
○ FH	FIRE HYDRANT
○ LS	LIGHT STANDARD

LOT AREA = 475.2m<sup>2</sup>  
BUILDING AREA = 182.96m<sup>2</sup>  
AREA OF SHED = 6.74m<sup>2</sup>  
AREA OF COVERED PORCH = 22.96m<sup>2</sup>  
AREA OF COVERED PORCH = 3.59m<sup>2</sup>  
TOTAL DEVELOPED AREA = 216.21m<sup>2</sup>  
LOT COVERAGE = 45.5%



Zoning By-law Amendment  
From: "Residential Multiple First Density (RM1)"  
To: "Residential Multiple Third Density Special No. 134 (RM3 Sp.134)"