

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 93-76

BEING A BY-LAW TO AMEND BY-LAW NO. 9-69 AS AMENDED BY BY-LAW NO. 79-71 AND FURTHER AMENDED BY BY-LAW NO. 41-73 OF THE CORPORATION OF THE CITY OF NORTH BAY.

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. 41-73 which amended By-law No. 79-71 which amended By-law No. 9-69 of the Corporation of the City of North Bay to provide for an alteration to the zone designation shown on Schedule "B" which forms part of said By-law No. 41-73.

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

1. Schedule "B" of By-law No. 41-73 of the City of North Bay is amended by changing the zoning designation of the lands shown on Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Lots 385, 386, 387, 388, 427, 428 and 429, Plans M-28 and 75 shown as hatched on Schedule "B" attached hereto, and forming part thereof from "Special Zone 4-71" to a "Residential Multiple Third Density Special Zone 13-76 (RM3S 13-76)".
2. Notwithstanding the provisions of the "Residential Multiple Third Density Special Zone 13-76 (RM3S 13-76)", the lands referred to in Section 1 of this By-law shall be used for no other purpose than the erection of an apartment building having a maximum building height of thirty (30) feet or three (3) storeys, whichever is the greater.
3. Pursuant to Section 35a of The Planning Act, the lands referred to in Section 1 of this By-law are placed under Development Control and, prior to the issuance of a building permit, and as a condition of the development contemplated in Section 2 of this By-law, the property owner shall enter into one or more agreements with the City of North Bay dealing with the prohibition, regulation, use and maintenance of any or all of the facilities and matters listed hereunder:
 - (a) Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land, such as access ramps and curbsings, including the number, location and size of such facilities and the direction of traffic thereon.
 - (b) Off-street vehicular parking and loading areas and access driveways, including the surfacing of such areas and driveways.
 - (c) Walkways and all other means of pedestrian access.
 - (d) Removal of snow from access ramps, driveways, parking areas and walkways.
 - (e) Grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.

-2-

- (f) Conveyance to the Municipality, without cost, of easements required for the construction, maintenance or improvements of any existing or newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land.
 - (g) Floodlighting of the land or of any buildings or structures thereon.
 - (h) Walls, fences, hedges, trees, shrubs or other suitable ground-cover to provide adequate landscaping of the land or protection to adjoining lands.
 - (i) Vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material.
 - (j) Plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law.
4. The Agreement referred to in Section 3 of this By-law shall be registered against the title of the lands referred to in Section 1 of this By-law, and the City of North Bay will enforce the provisions thereof against the Owner and, subject to the provisions of The Registry Act and The Land Titles Act, any and all subsequent owners of the land.
5. This By-law shall take effect from the date of passing by Council, and shall come into force upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 3RD DAY OF AUGUST 1976.
 READ A SECOND TIME IN OPEN COUNCIL THIS 16TH DAY OF AUGUST 1976.
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
 THIS 16TH DAY OF AUGUST 1976.

.....
 MAYOR

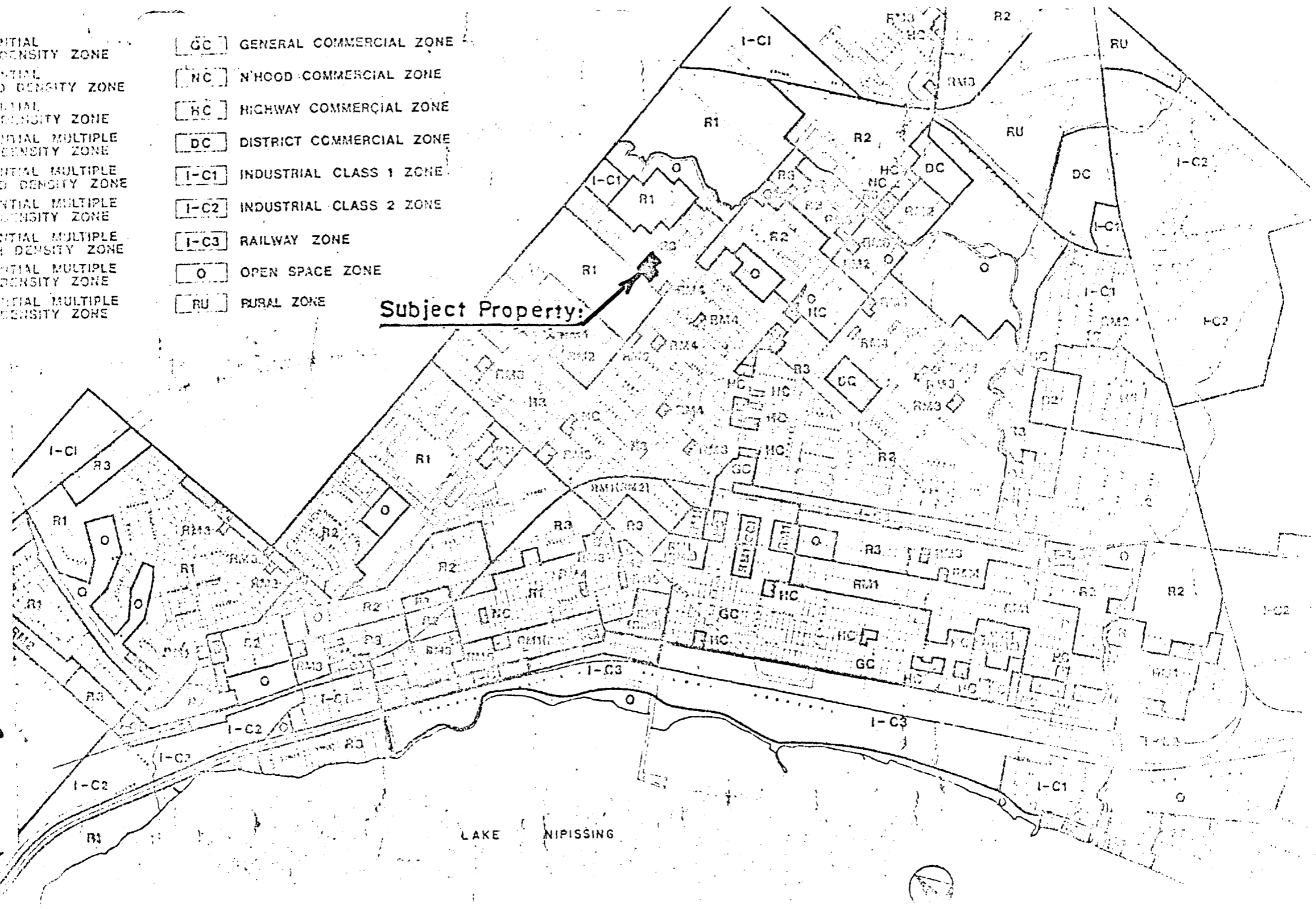
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 CITY CLERK

Schedule "A"

of By-law No 93-76

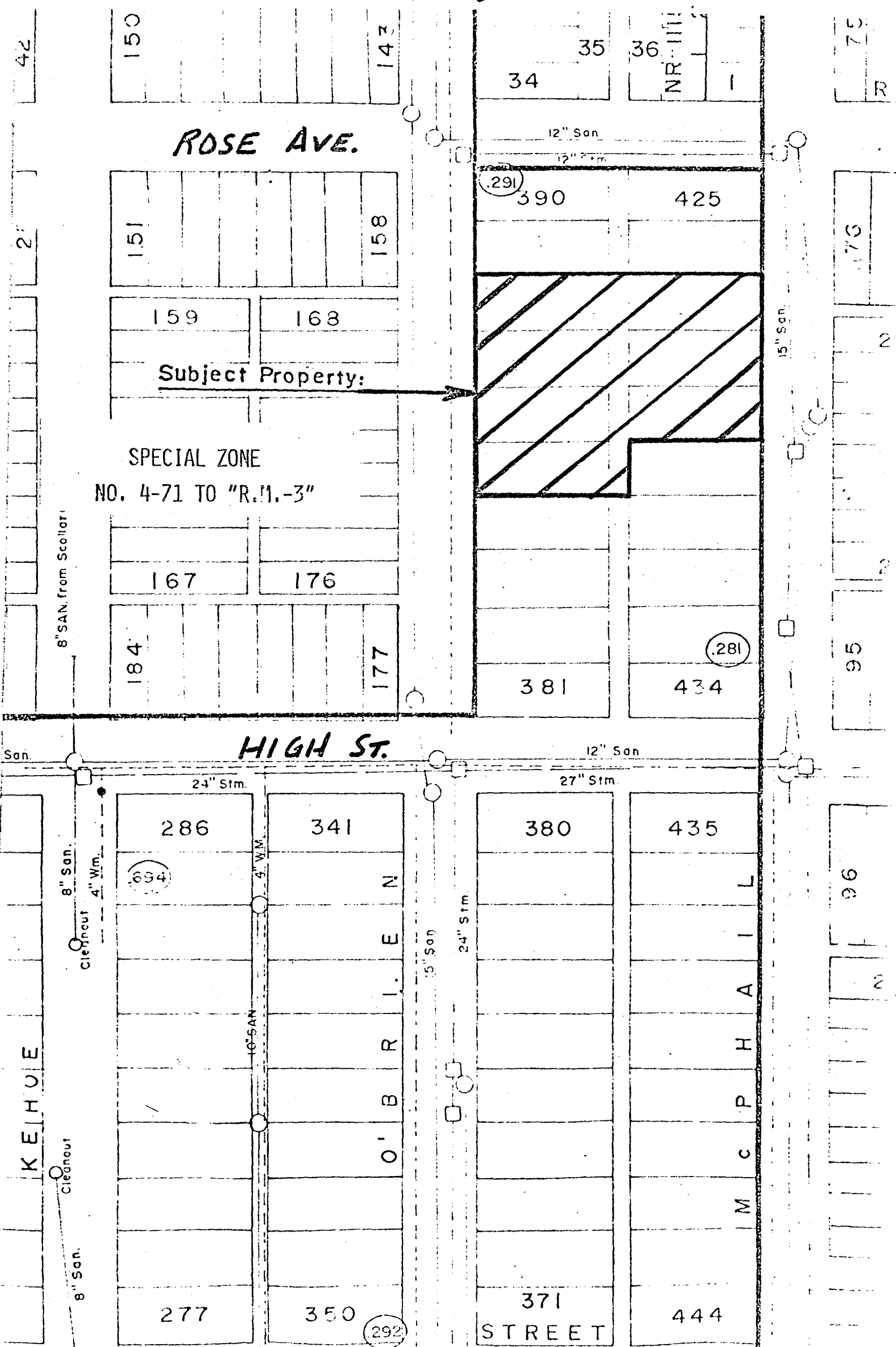
- RESIDENTIAL FIRST DENSITY ZONE
- RESIDENTIAL SECOND DENSITY ZONE
- RESIDENTIAL THIRD DENSITY ZONE
- RESIDENTIAL MULTIPLE FIRST DENSITY ZONE
- RESIDENTIAL MULTIPLE SECOND DENSITY ZONE
- RESIDENTIAL MULTIPLE THIRD DENSITY ZONE
- RESIDENTIAL MULTIPLE FOURTH DENSITY ZONE
- RESIDENTIAL MULTIPLE FIFTH DENSITY ZONE
- RESIDENTIAL MULTIPLE SIXTH DENSITY ZONE

- GC GENERAL COMMERCIAL ZONE
- NC NEIGHBOURHOOD COMMERCIAL ZONE
- HC HIGHWAY COMMERCIAL ZONE
- DC DISTRICT COMMERCIAL ZONE
- I-C1 INDUSTRIAL CLASS 1 ZONE
- I-C2 INDUSTRIAL CLASS 2 ZONE
- I-C3 RAILWAY ZONE
- O OPEN SPACE ZONE
- RU RURAL ZONE



Schedule "B" of By-law No 93-76

93-76



Subject Property:

SPECIAL ZONE
NO. 4-71 TO "R.M.-3"

M-28