

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 37-87

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON COPELAND STREET FROM "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO MULTIPLE FIRST DENSITY SPECIAL ZONE NO. 21 (RM1 Sp.21)" (G. BOIVIN)

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-42 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-42" 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 Part of Lot 232, Plan 13 and Parts 1 and 3, Plan 36R-3317 on Copeland Street in The City of North Bay, and shown as hatched on Schedule "B" attached hereto) from a "Residential Third Density (R.3)" Zone to a "Residential Multiple First Density Special Zone No. 21 (RM1 Sp.21)"
2. Section 11 of By-Law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.21.:

"11.2.21 Resident Multiple First Density Special Zone No. 21 (RM1 Sp.21)"

- 11.2.21.1 The property description of this "Residential Multiple First Density Special Zone No. 21 (RM1 Sp.21)" is Part of Lot 232, Plan 13 and Parts 1 and 3, Plan 36R-3317 along Copeland Street in the City of North Bay as shown on the attached Schedule and Schedule "B-42".
- 11.2.21.2 (a) No person shall use land or erect or construct any building or structure in this "Residential Multiple First Density Special Zone No. 21 (RM1 Sp.21)" Zone except for the following uses:
Four (4) Unit Multiple Dwelling
- (b) The regulations for this "Residential Multiple First Density Special Zone No. 21 (RM1 Sp.21)"

Zone are as follows:

- (i) Maximum lot coverage shall be twenty-five (25) percent;
- (ii) The setback from the front lot line shall be eleven and two-tenths (11.2) metres;
- (iii) The setback from the westerly side lot line shall be two and five-tenths (2.5) metres;
- (iv) The setback from the easterly side lot line shall be a minimum of twenty-two and four-tenths (22.4) metres;
- (v) The setback from the rear yard lot line shall be a minimum of ten and five-tenths (10.5) metres;

11.2.21.3 The use of land or buildings in this "Residential Multiple First Density Special Zone No. 21 (RM1 Sp.21)" Zone shall conform to all other regulations of this By-Law except as hereby expressly varied."


3. (a) Notice of this By-Law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulations 404/83 not later than 15 days after 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 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 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 2ND DAY OF MARCH 1987.

READ A SECOND TIME IN OPEN COUNCIL THE 30TH DAY OF MARCH 1987.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 30TH DAY OF MARCH 1987.


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. 37-87

Passed the 30TH day of March ,
19 87 .

David Taylor
MAYOR

[Signature]
CITY CLERK



SUBJECT PROPERTY

SCHEDULE
B - 42
0 100m

CITY OF NORTH BAY
ZONING BY-LAW N° 28-80

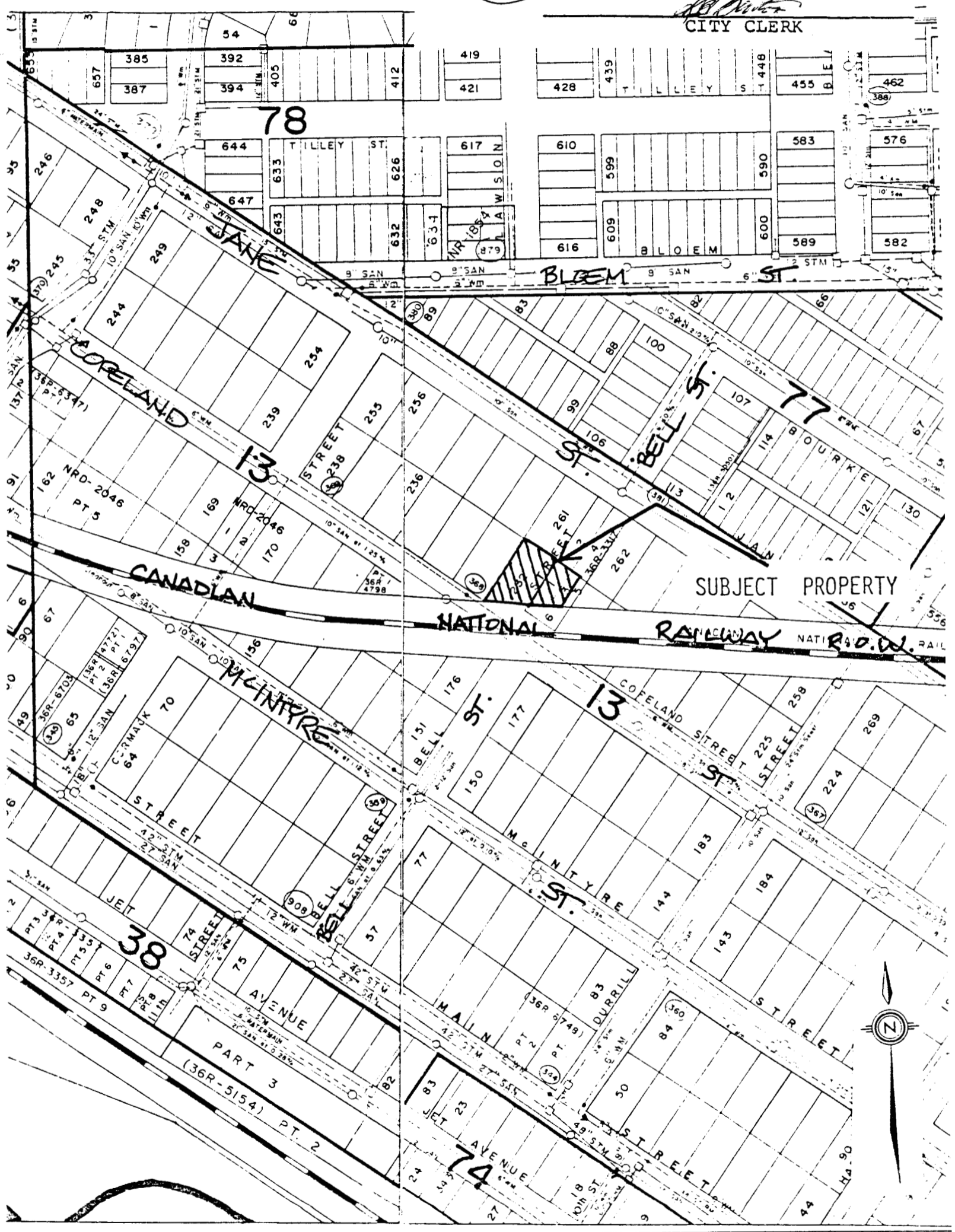
This is Schedule " B "

To By-law No. 37-87

Passed the 30th day of March 1987.

Alan J. Lawler
MAYOR

[Signature]
CITY CLERK



FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A "RESIDENTIAL MULTIPLE FIRST DENSITY SPECIAL ZONE NO. 21 (RM1 Sp.21)"