

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2009-65

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON CEDAR STREET
FROM A “RESIDENTIAL THIRD DENSITY (R3)” ZONE TO A “RESIDENTIAL
MULTIPLE SECOND DENSITY SPECIAL NO. 117 (RM1 SP.117)” ZONE**

(MARIO LUIGI PERROTTA – CEDAR STREET)

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 Section 11 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 Monday, March 30th, 2009 to approve this rezoning.

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 Schedules “A” and “B” attached hereto (which property is more particularly described as Registered Plan M-28, Part Lot 39 & 40, Reference Plan 36R-7665, Part 2, Remainder of Parcel 6406 W/F) on Cedar Street in the City of North Bay from a “Residential Third Density (R3)” zone to a “Residential Multiple Second Density Special (RM2 Sp.117)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Multiple Second Density Special (RM2 Sp.117)” 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 adding the following:
 - 11.2.117 Residential Multiple Second Density Special (RM2 Sp.117)
 - 11.2.117.1 The property description of this “Residential Multiple Second Density Special (RM2 Sp.117)” zone is Registered Plan M-28, Part Lot 39 & 40, Reference Plan 36R-7665, Part 2, Remainder of Parcel 6406 W/F along Cedar Street in the City of North Bay as shown on the attached Schedules and on Schedule “B-42”.
 - 11.2.117.2 No person shall use land, or use, erect, or construct any building or structure in this “Residential Multiple Second Density Special (RM2 Sp.117)” zone

except for the following uses:

- Single Detached Dwelling
- Duplex Dwelling
- Semi-Detached Dwelling
- Triplex
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-Profit Uses
- Institutional Uses

- 11.2.117.3 The minimum lot area per dwelling unit in square metres for a triplex in this “Residential Multiple Second Density Special (RM2 Sp.117)” zone shall be reduced from 232.2 sq.m. to 154.0 sq.m. per unit.
- 11.2.117.4 The minimum lot frontage for a triplex in this “Residential Multiple Second Density Special (RM2 Sp.117)” zone shall be reduced from 19.8 metres to the existing 15.2 metres.
- 11.2.117.5 The minimum rear yard for a triplex in this “Residential Multiple Second Density Special (RM2 Sp.117)” zone shall be reduced from the required 10.5 metres to the existing 9.1 metres.
- 11.2.117.6 The minimum number of required parking spaces per unit in this “Residential Multiple Second Density Special (RM2 Sp.117)” zone shall be reduced from two (2) spaces per unit to one (1) space per unit.
- 11.2.117.7 The use of land or building in this “Residential Multiple Second Density Special (RM2 Sp.117)” zone 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 Second Density Special (RM2 Sp.117)” zone as Schedule “C” to this By-law.
- 5) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule "A" attached hereto are hereby designated as a Site Plan Control Area.
- 6) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O.Reg. 254/06 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 THE 30th DAY OF MARCH 2009.

READ A SECOND TIME IN OPEN COUNCIL THE 30th DAY OF MARCH 2009.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 11 DAY
OF MAY 2009.

"original signature on file"

MAYOR VIC FEDELI

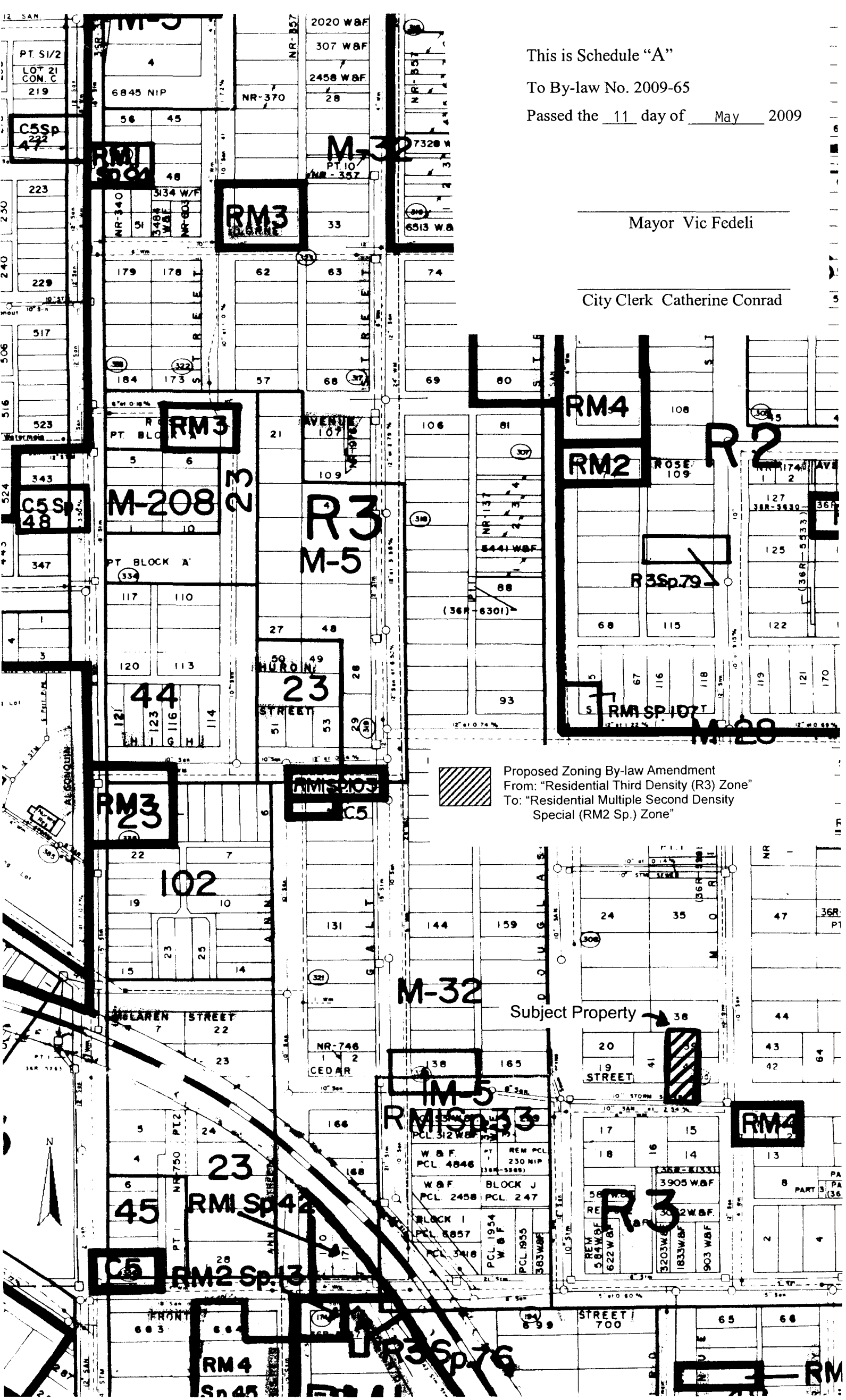
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CITY CLERK CATHERINE CONRAD

This is Schedule "A"
 To By-law No. 2009-65
 Passed the 11 day of May 2009

Mayor Vic Fedeli

City Clerk Catherine Conrad



 Proposed Zoning By-law Amendment
 From: "Residential Third Density (R3) Zone"
 To: "Residential Multiple Second Density
 Special (RM2 Sp.) Zone"

Subject Property



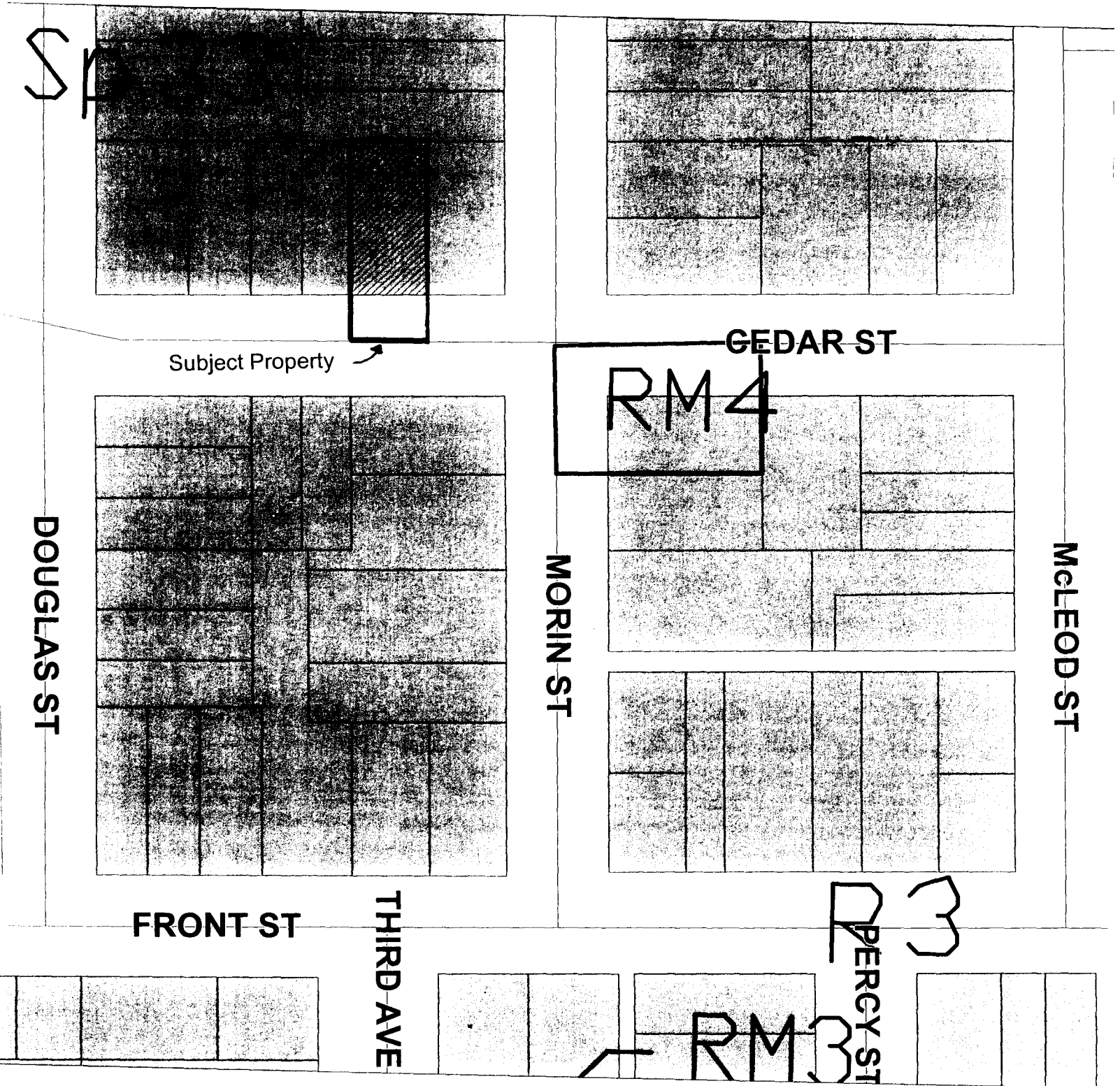
This is Schedule "B"

To By-law No. 2009-65

Passed the 11 day of May 2009

Mayor Vic Fedeli

City Clerk Catherine Conrad



Subject Property

GEDAR ST

RM4

DOUGLAS ST

MORIN ST

MCLEOD ST

FRONT ST

THIRD AVE

PERCY ST

RM3



Proposed Zoning By-law Amendment
From: "Residential Third Density (R3) Zone"
To: "Residential Multiple Second Density
Special (RM2 Sp.) Zone"



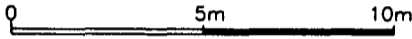
Mayor Vic Fedeli

City Clerk Catherine Conrad

SKETCH FOR ZONING BY-LAW AMENDMENT
PART 1, PLAN OF SURVEY OF
PART OF LOTS 39 AND 40
REGISTERED PLAN M-28

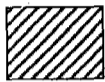
CITY OF NORTH BAY
DISTRICT OF NIPISSING

SCALE 1 : 200

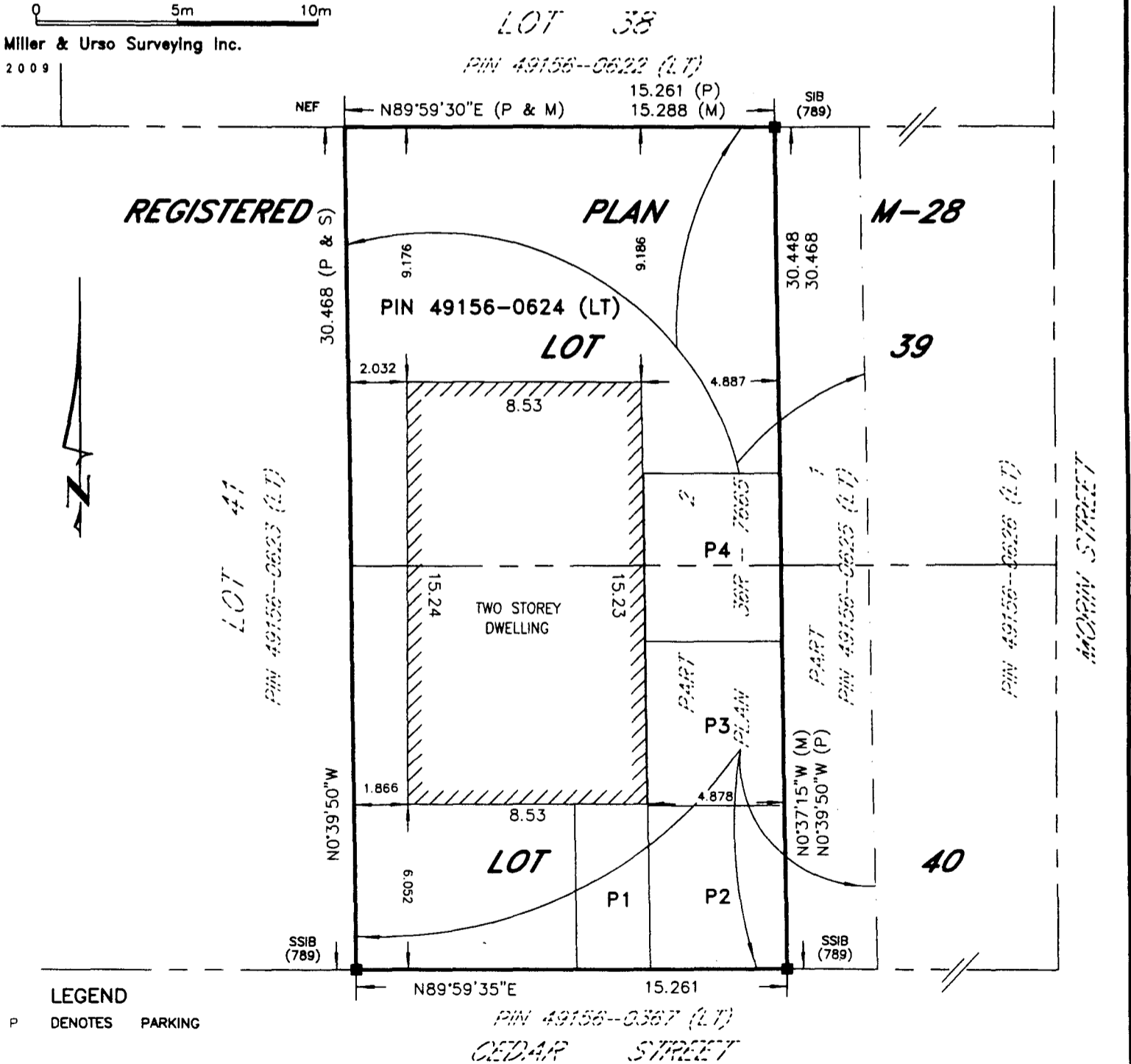


Miller & Urso Surveying Inc.

2009



Proposed Zoning By-law Amendment
From: "Residential Third Density (R3) Zone"
To: "Residential Multiple Second Density
Special (RM2 Sp.) Zone"



LEGEND

P DENOTES PARKING

LOT COVERAGE

TOTAL LOT AREA = 465m²
DWELLING AREA = 130m²
LOT COVERAGE = 28%

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Planning Consultants
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