

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 145-70

A BY-LAW FOR THE PURPOSE OF AMENDING BY-LAW NO. 907 BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE FORMER TOWNSHIP OF WEST FERRIS NOW THE CITY OF NORTH BAY, UNDER THE AUTHORITY OF SECTION 30 OF THE PLANNING ACT R.S.O. 1960 AND AMENDMENTS THERETO.

WHEREAS the Council of The Corporation of the City of North Bay with the approval of the local Planning Board deems it expedient to amend By-law No. 907 of the former Township of West Ferris to provide for an alteration in the zone boundaries as shown on Schedule "B" of By-law No. 907.

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

1. That Schedule "B" of By-law No. 907 of the former Township of West Ferris which shows lots 109 to 116 inclusive, lot 120, lots 123 to 131 inclusive, lots 143 to 154 inclusive and that portion of Doucet Avenue and laneways, Plan M-195 as "Highway and Tourist Commercial 1 Zone" and which said lands are shown outlined in red on Schedule "A" attached hereto and forming part hereof, is hereby amended to show the said lands as zoned "ThirdDensity Residential Special 1-70".
2. That for the purposes of this By-law all buildings and structures erected or altered in a "Third Density Residential Special 1-70" zone shall conform to the uses and regulations hereinafter provided:
 - (a) Permissible Uses - Third Density Residential Special 1-70 Zone:

No person shall within the "Third Density Residential Special 1-70" zone established by this by-law use any land or erect or use any building or structure except for the following uses:

An apartment building to accommodate senior citizens.

- (b) Regulations:

In a "Third Density Residential Special 1-70" zone, no building structure or land shall be used and no building or structure shall be hereafter erected or altered except in accordance with the following regulations:

- (i) Setback on Streets:

The setback from Highway No. 11B shall be a minimum of forty feet (40'). The setback from all other streets shall be a minimum of twenty feet. (20').

- (ii) Side Yard:

Minimum width shall be one half the height of the building but not less than twenty-five (25') feet.

- 2 -

(iii) Density Regulations:

Dwelling Type	Max. Gross Floor Area % of Lot Area	Min. Lot Frontage in feet	Max. Lot Coverage in %
Senior Citizens Apartment	150	125	40

(iv) Height Limitation:

The maximum height of buildings exclusive of any roof structure that is used only for the mechanical operation of any building shall not exceed eight (8) stories.

(v) Parking Space Requirements:

Type of Building	Minimum Parking Requirement
Senior Citizens Apartment	One parking space for each four (4) dwelling units with the possibility of providing an additional parking space for each four (4) dwelling units if required.

3. For the purposes of this amendment to By-law No. 907 to accommodate senior citizens in an apartment building Clauses 4.3.4 and 4.3.7.1 thereof are hereby repealed.
4. All buildings and structures erected or altered in a "Third Density Residential Special 1-70" zone hereby established shall conform to all other applicable provisions of said By-law No. 907 except as hereby expressly varied.
5. This By-law shall come into full force and effect upon the final passing thereof subject to the approval of The Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 30TH DAY OF NOVEMBER, 1970.

READ A SECOND TIME IN OPEN COUNCIL THIS 14TH DAY OF DECEMBER, 1970.

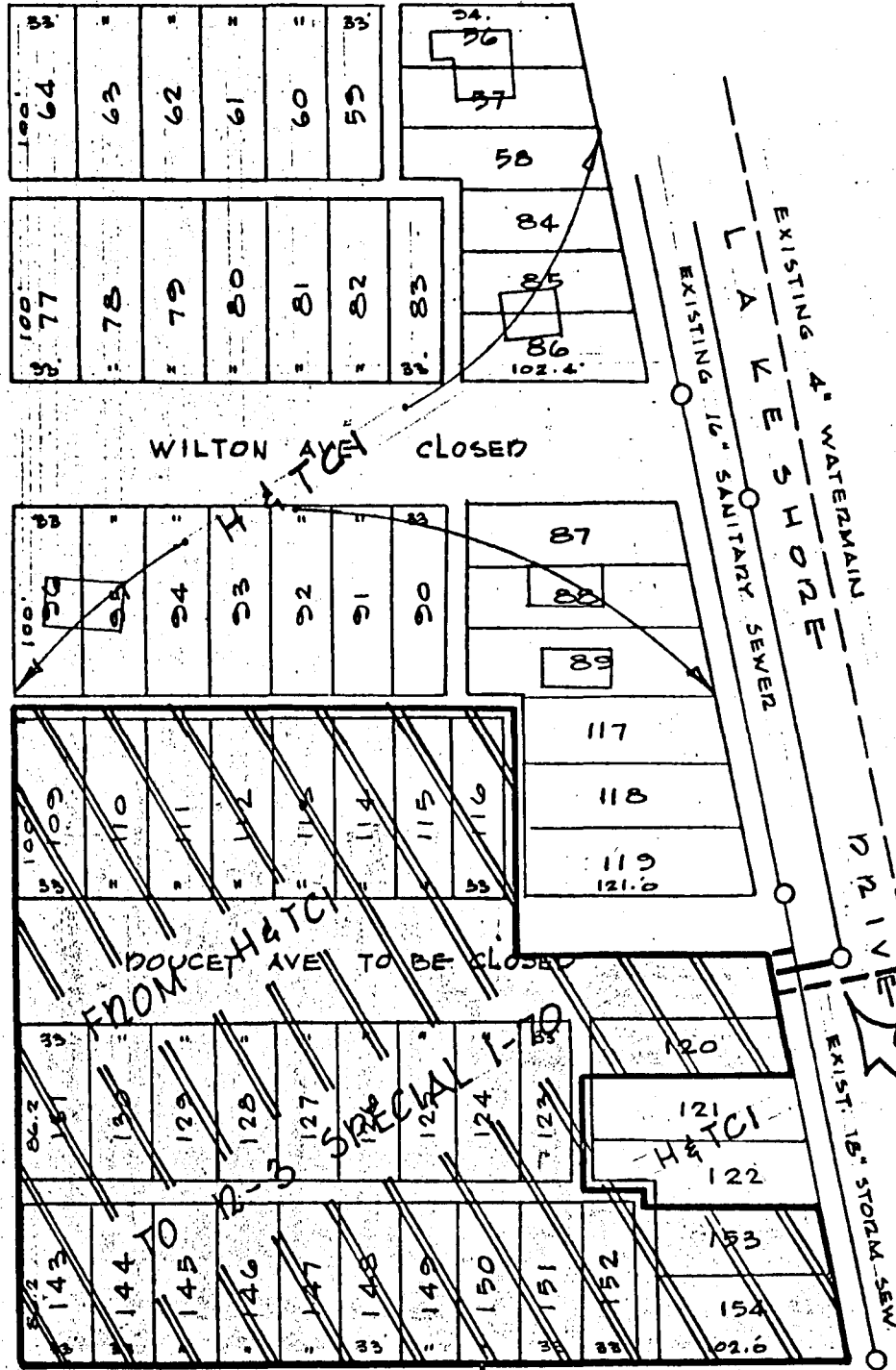
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 29TH DAY OF DECEMBER, 1970.

.....
MAYOR

.....
CITY CLERK

PLAN SHOWING EXISTING H&TCI ZONE
TO BE REZONED R-3 SPECIAL 1-70

WIGSTON AVENUE



North

SCALE 1" = 100'

PROPOSED SERVIC
6" STORM
6" SANITARY
4" WATER

MARSHALL AVENUE SCHEDULE "A"
EXISTING 4" WATERMAIN

PART OF REG'D PLAN M-195 (FORMER TWP. WEST FERRIS)

LOT 40 CONCESSION XVII

NOV. 1970

CITY OF NORTH BAY
ENGINEERING DEPT.