

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 74-77

BEING A BY-LAW TO AMEND BY-LAW NO. 9-69
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. 9-69 of the Corporation of the City of North Bay to provide for an alteration to the zone designation shown on Schedule "A" which forms part of said By-law No. 9-69.

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

1. Schedule "A" of By-law No. 9-69 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 501 and 502, Plan 21 shown as hatched on Schedule "B" attached hereto, and forming part hereof from "Residential Third Density Zone (R3)" and "Residential Multiple Third Density Zone (RM3)" respectively to a "Residential Multiple Third Density Special Zone 6-77 (RM3S 6-77)".
2. Notwithstanding the provisions of the "Residential Multiple Third Density Special Zone 6-77 (RM3S 6-77)", 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.

- (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 groundcover 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. Regulations:

All buildings or structures erected or altered in the "Residential Multiple Third Density Special Zone 6-77 (RM3S 6-77)" hereby established shall conform to all other applicable provisions of said By-law No. 9-69, except as hereby expressly varied:

A. "Residential Multiple Third Density Special Zone 6-77 (RM3S 6-77)"

- 1. (a) Side Yards - (i) On the side lot line being the boundary between Lots 500 and 501, Registered Plan No. 21, the setback from said lot line shall be two (2) feet for the distance thirty-four and eighty-three one hundredths feet (34.83) being the depth of the existing building.

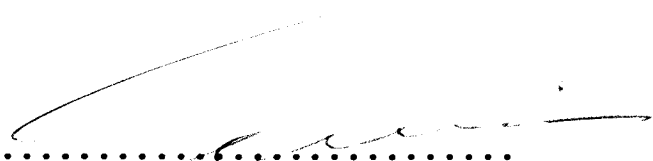
5. The Agreement referred to in Section 3 of this By-law shall be registered against the title of the lands referred to in Section 1 of this By-law, and the City of North Bay will enforce the provisions thereof against the Owner and, subject to the provisions of The Registry Act and The Land Titles Act, any and all subsequent owners of the land.

6. 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 30TH DAY OF MAY, 1977.

READ A SECOND TIME IN OPEN COUNCIL THIS 13TH DAY OF JUNE, 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 13TH DAY OF JUNE, 1977.

.....

 MAYOR

.....

 CITY CLERK

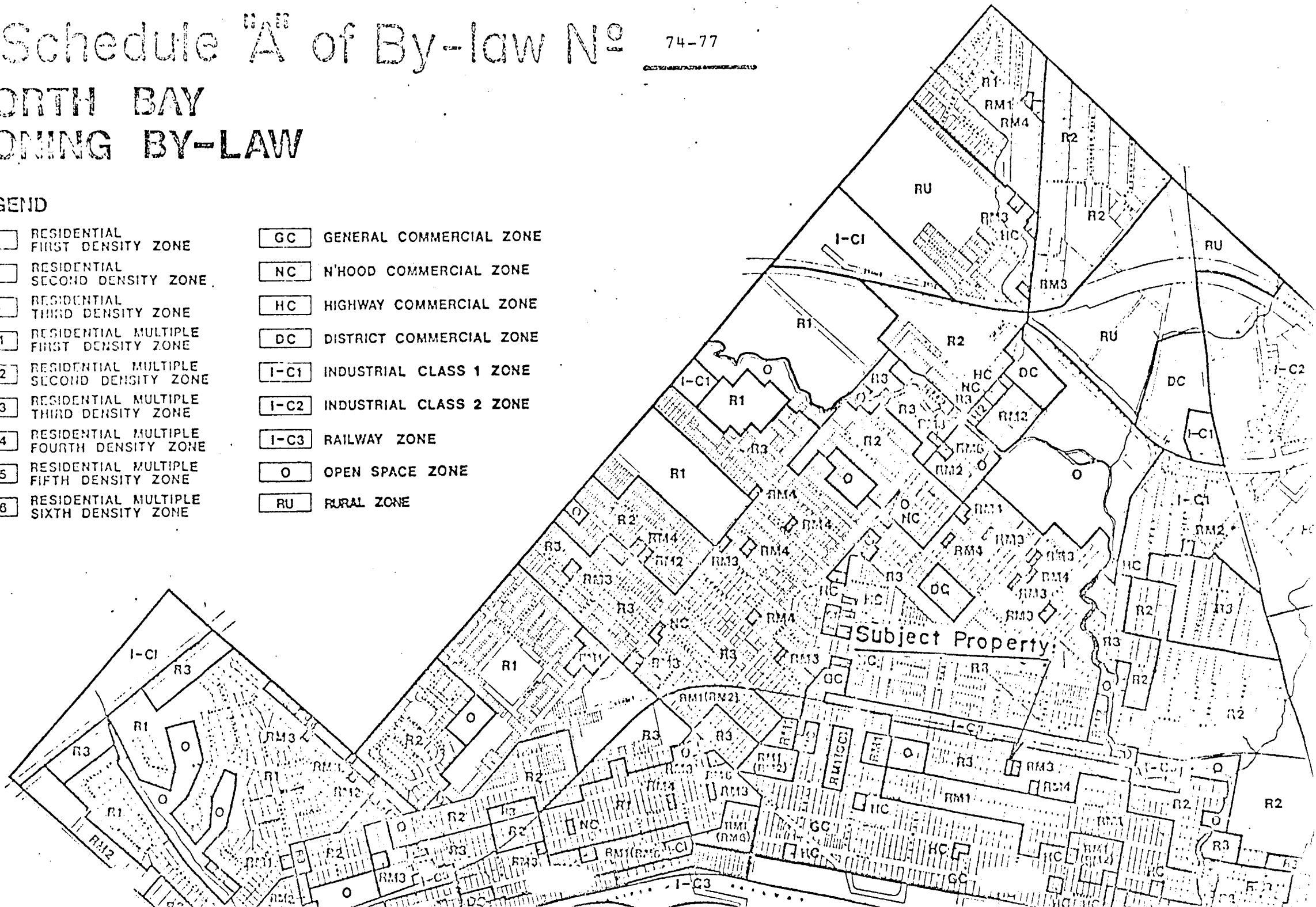
Schedule "A" of By-law No

74-77

NORTH BAY ZONING BY-LAW

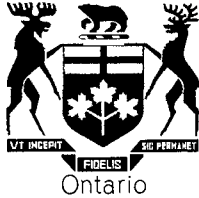
LEGEND

R1 RESIDENTIAL FIRST DENSITY ZONE	GC GENERAL COMMERCIAL ZONE
R2 RESIDENTIAL SECOND DENSITY ZONE	NC N'HOOD COMMERCIAL ZONE
R3 RESIDENTIAL THIRD DENSITY ZONE	HC HIGHWAY COMMERCIAL ZONE
RM1 RESIDENTIAL MULTIPLE FIRST DENSITY ZONE	DC DISTRICT COMMERCIAL ZONE
RM2 RESIDENTIAL MULTIPLE SECOND DENSITY ZONE	I-C1 INDUSTRIAL CLASS 1 ZONE
RM3 RESIDENTIAL MULTIPLE THIRD DENSITY ZONE	I-C2 INDUSTRIAL CLASS 2 ZONE
RM4 RESIDENTIAL MULTIPLE FOURTH DENSITY ZONE	I-C3 RAILWAY ZONE
RM5 RESIDENTIAL MULTIPLE FIFTH DENSITY ZONE	O OPEN SPACE ZONE
RM6 RESIDENTIAL MULTIPLE SIXTH DENSITY ZONE	RU RURAL ZONE



Schedule "B" of By-law No. 74-77





R 771799

Ontario Municipal Board

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of North Bay for approval of
its Restricted Area By-law 74-77

B E F O R E :

W. H. J. THOMPSON, Q.C.
Vice-Chairman

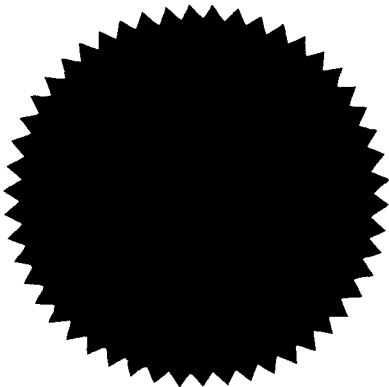
- and -

C. G. EBERS, Q.C.
Member

)
) Monday, the 3rd day of
)
) October, 1977
)
)
)

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 74-77 is
hereby approved.



SECRETARY

ENTERED	
O. B. No...	R 77-4
Folio No...	233
OCT 5 1977	
SECRETARY, ONTARIO MUNICIPAL BOARD	