

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 34-78

BEING A BY-LAW TO AMEND BY-LAW NO. 9-69
PURSUANT TO SECTION 35 OF THE PLANNING
ACT, R.S.O. 1970 AND AMENDMENTS THERETO

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 to provide
for an alteration in the zoning designation as shown on
Schedule "A" which forms part of said By-law;

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 is amended by changing the zoning designation of the land shown on Schedule "A" of By-law No. 34-78 attached hereto and forming part hereof, and more particularly described as Lots 441, 442 and 443 of Registered Plan 57, and Lots 273, 274 and 275 of Registered Plan 93 as shown on Schedule "B" attached hereto and forming part hereof, from "R.2", "R.3" and "RM.2" to "Residential Multiple Third Density Special Zone 6-78 (RM3Sp. 6-78)".
2. Pursuant to Section 35 (a) 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 curbing, 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 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.
3. For the purpose of this By-law, all buildings or structures erected or altered and the use of land in such "Residential Multiple Third Density Special Zone 6-78 (RM3Sp. 6-78)" shall conform to the uses and regulations hereinafter set forth:

(a) Permissible Uses:

1. Residential:

An apartment building which contains dwelling units for the purpose of accommodating only senior citizens.

One dwelling unit for an essential caretaker connected to and forming an integral part of the main residential function.

2. Institutional:

A social and recreational center for senior citizens.

(b) Regulations:

In a "Residential Multiple Third Density Special Zone 6-78 (RM3Sp. 6-78)" no building, structure or land shall be hereafter used, erected or altered, except in accordance with the following regulations:

1. Building Height: The building to be restricted to a maximum height of thirty feet (30') above finished grade, or three (3) storeys, whichever is greater.
2. Parking: One (1) space for each four (4) dwelling units.

4. All buildings and structures erected or altered in a "Residential Multiple Third Density Special Zone 6-78 (RM3Sp. 6-78)" hereby established shall conform to all other applicable provisions of Zoning By-law #9-69 except as hereby expressly varied.
5. The Agreement referred to in Section 2 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 6TH DAY OF MARCH, 1978.

READ A SECOND TIME IN OPEN COUNCIL THIS 20TH DAY OF MARCH, 1978.

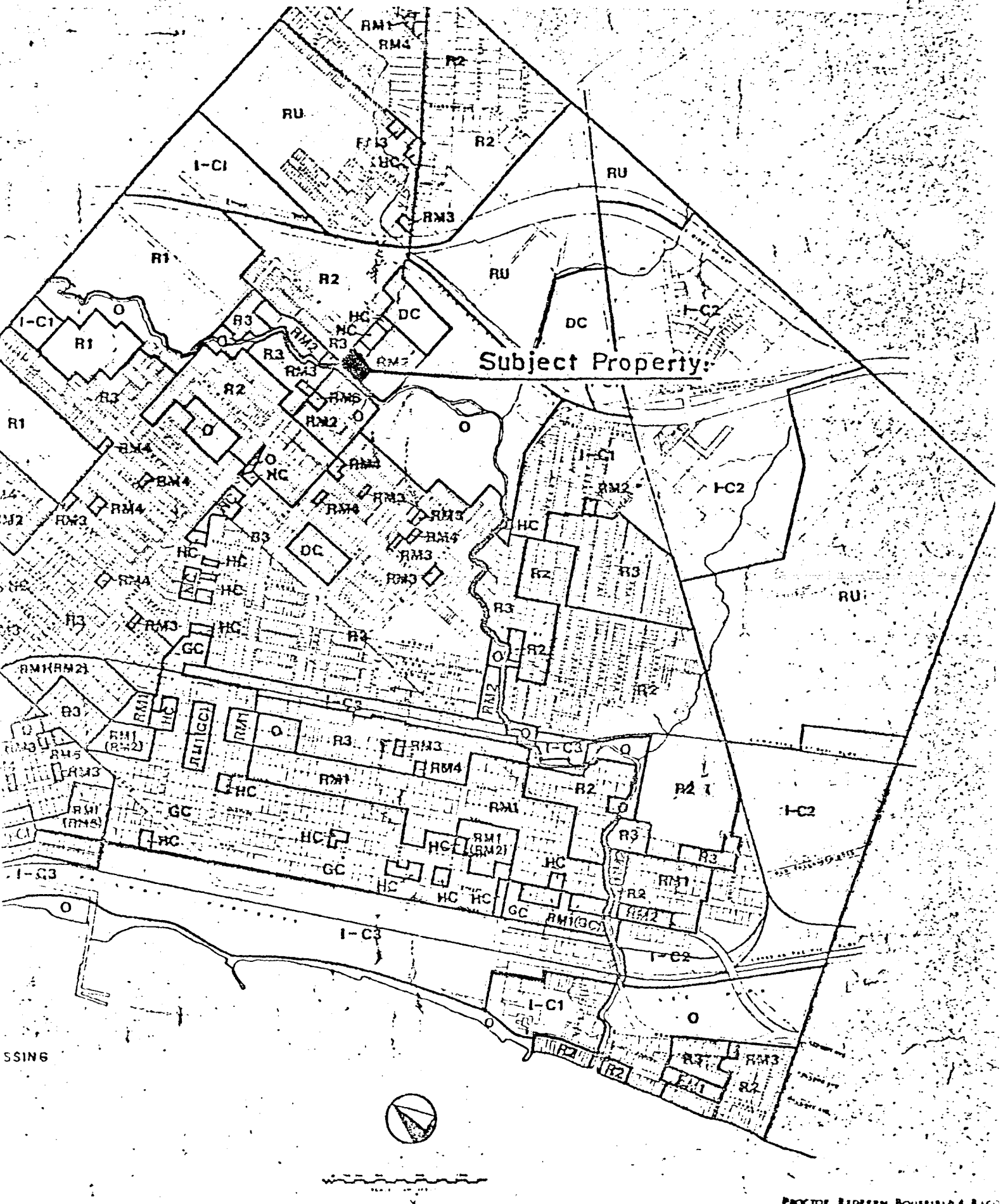
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 20TH DAY OF MARCH, 1978.



MAYOR



CLERK



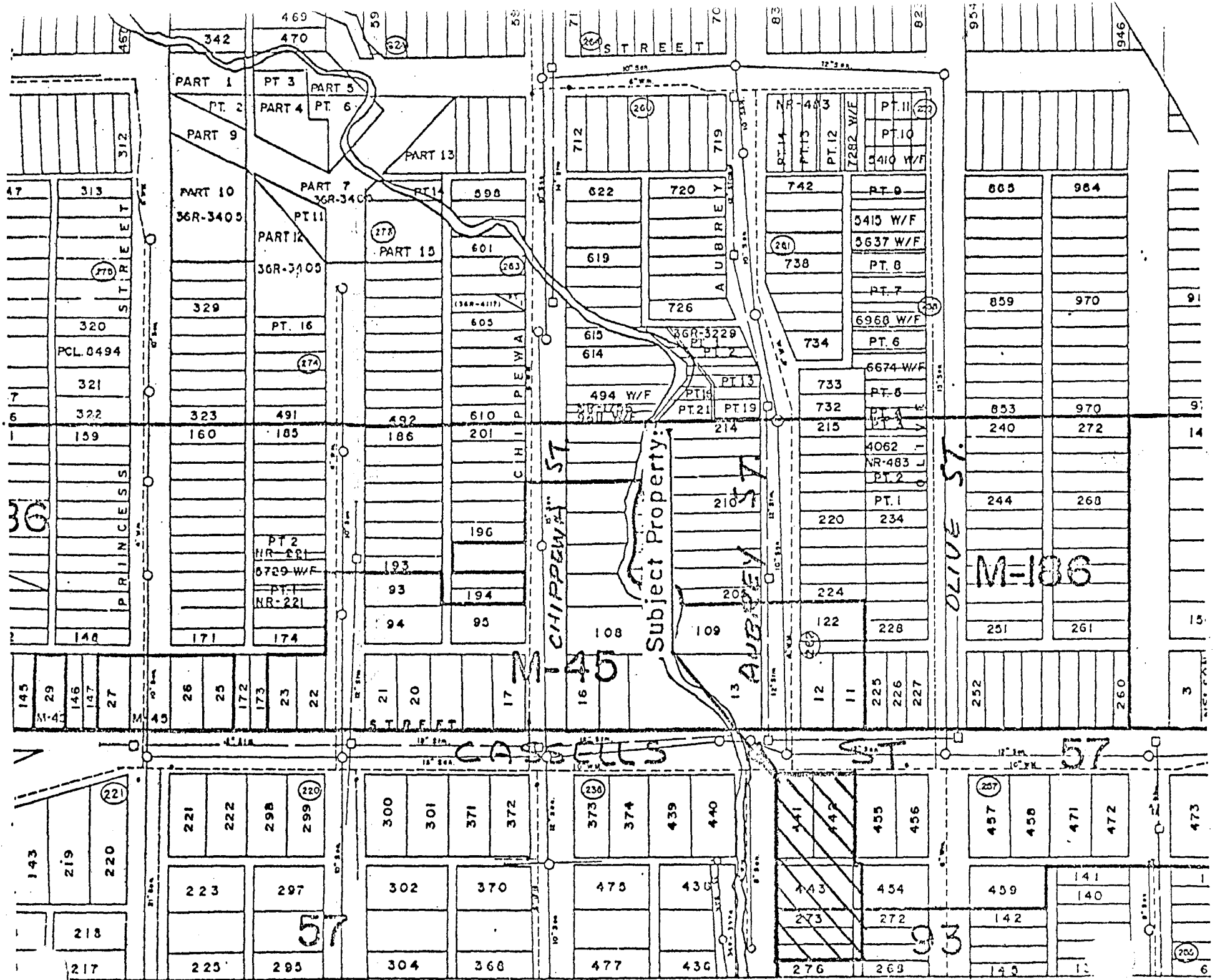
PROCTOR, REDFERN, BOUSFIELD & BAGO

A-65527-

LEGEND

- | | |
|--|--------------------------|
| RESIDENTIAL FIRST DENSITY ZONE | GENERAL COMMERCIAL ZONE |
| RESIDENTIAL SECOND DENSITY ZONE | N'HOOD COMMERCIAL ZONE |
| RESIDENTIAL THIRD DENSITY ZONE | HIGHWAY COMMERCIAL ZONE |
| RESIDENTIAL MULTIPLE FIRST DENSITY ZONE | DISTRICT COMMERCIAL ZONE |
| RESIDENTIAL MULTIPLE SECOND DENSITY ZONE | INDUSTRIAL CLASS 1 ZONE |
| RESIDENTIAL MULTIPLE THIRD DENSITY ZONE | INDUSTRIAL CLASS 2 ZONE |
| RESIDENTIAL MULTIPLE FOURTH DENSITY ZONE | RAILWAY ZONE |
| RESIDENTIAL MULTIPLE FIFTH DENSITY ZONE | OPEN SPACE ZONE |
| RESIDENTIAL MULTIPLE SIXTH DENSITY ZONE | RURAL ZONE |

Schedule "B" of By-law No. 34-78





R 781247

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 34-78

B E F O R E :

A.H. ARRELL, Q.C.
Vice-Chairman

- and -

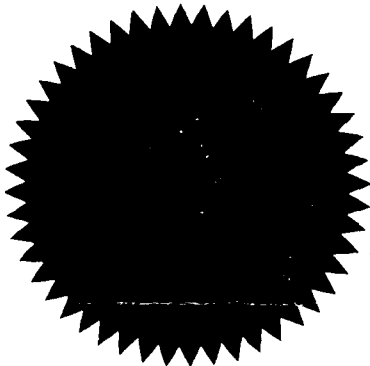
S.S. SPEIGEL
Member

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Monday, the 10th day of
July, 1978

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 34-78 is
hereby approved.



A| SECRETARY

ENTERED	
O. B. No.....	R78-3
Folio No.....	209
JUL 14 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	