

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2007-039

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON CLARENCE STREET
FROM "RESIDENTIAL MULTIPLE FIRST DENSITY (RM1)" ZONE TO A
"RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL NO. 110 (RM3 SP.110)" ZONE
(CLARENCE STREET-RICCI)**

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 the zoning designation shown on Schedule "B-41" 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 March 19, 2007 to approve this rezoning.

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

- 1) Schedule "B-41" 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 No. 113, Lot 124) along Clarence Street in the City of North Bay from a "Residential Multiple First Density (RM1)" zone to a "Residential Multiple Third Density Special No. 110 (RM3 Sp.110)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Multiple Third Density Special No. 110 (RM3 Sp.110)" 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 inserting at the end thereof the following Section 11.2.:
 - 11.2.110 Residential Multiple Third Density Special No. 110 (RM3 Sp.110)
 - 11.2.110.1 The property description of this "Residential Multiple Third Density Special No. 110 (RM3 Sp.110)" is Registered Plan No. 113, Lot 124 along Clarence Street in the City of North Bay as shown on the attached Schedules and on Schedule "B-41".
 - 11.2.110.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Third Density Special No. 110 (RM3 Sp.110)" except for the following uses:
 - Six (6) unit apartment dwelling

11.2.110.2(b) The regulations for this "Residential Multiple Third Density Special Zone No. 110 (RM3 Sp.110)" are as follows:

- i) The front yard setback shall be a minimum of six and zero tenths (6.0) metres.
- ii) The interior side yard setback shall be a minimum of four and zero tenths (4.0) metres.
- iii) The exterior side yard setback shall be a minimum of four and zero tenths (4.0) metres.
- iv) The rear yard setback shall be a minimum of eleven and zero tenths (11.0) metres.
- v) Eight (8) parking spaces shall be provided at a size not less than 4.6m by 2.8m.

11.2.110.3 The use of land or building in this "Residential Multiple Third Density Special No. 110 (RM3 Sp.110)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Residential Multiple Third Density Special No. 110 (RM3 Sp.110)" as shown on Schedule "C" to this By-law.
- 4)
 - 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. 545/06 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 19TH DAY OF DAY OF MARCH 2007.

READ A SECOND TIME IN OPEN COUNCIL THE 19TH DAY OF MARCH 2007.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 28TH DAY OF MAY 2007.

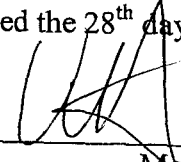

MAYOR, VIC FEDELI


CITY CLERK, CATHERINE CONRAD

This is Schedule "A"

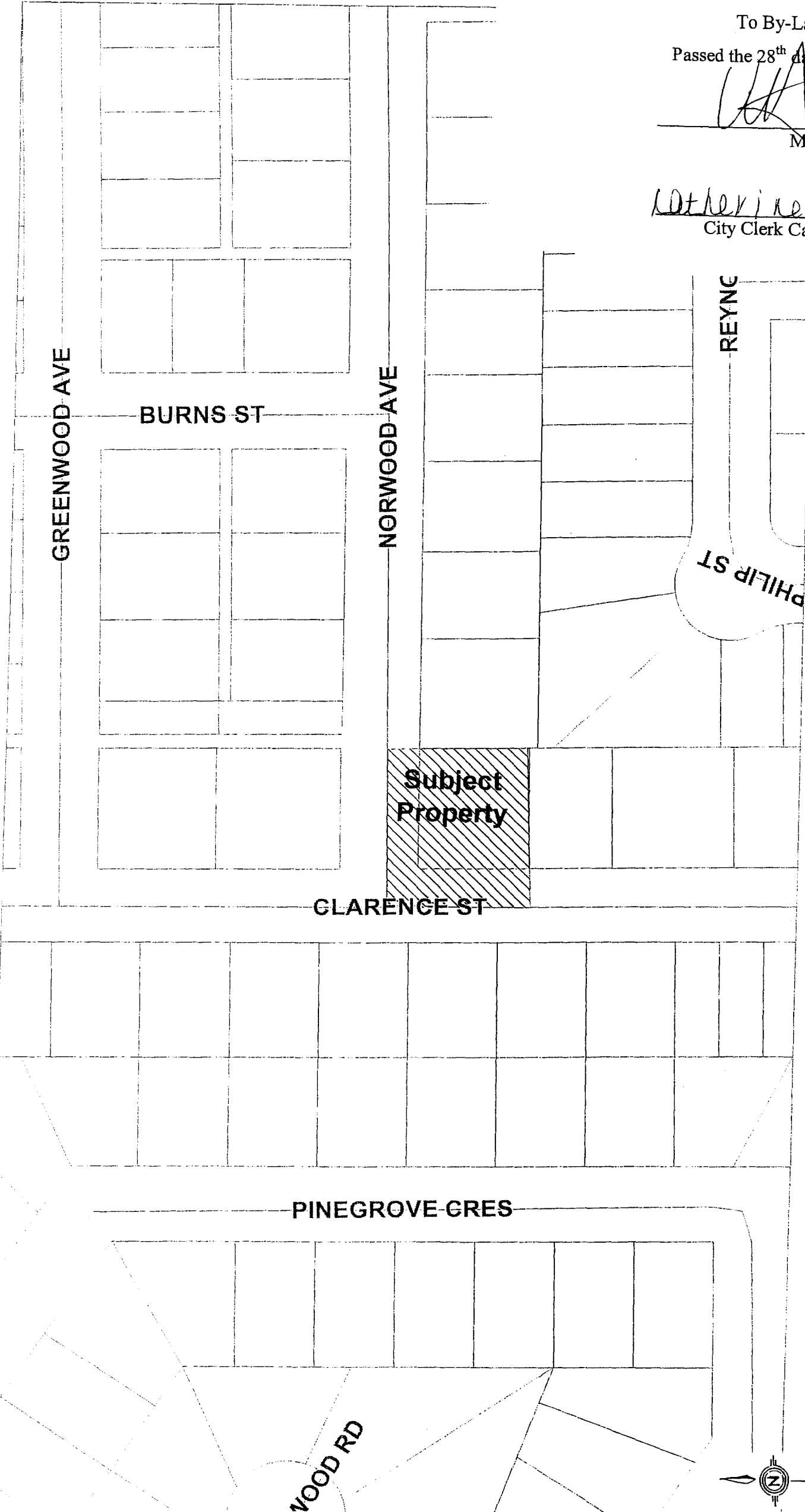
To By-Law No. 2007-39

Passed the 28th day of May 2007.

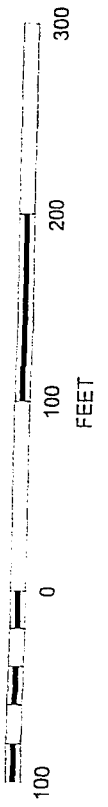


Mayor Vic Fedeli

Catherine Conrad
City Clerk Catherine Conrad



SCALE 1 : 1,194



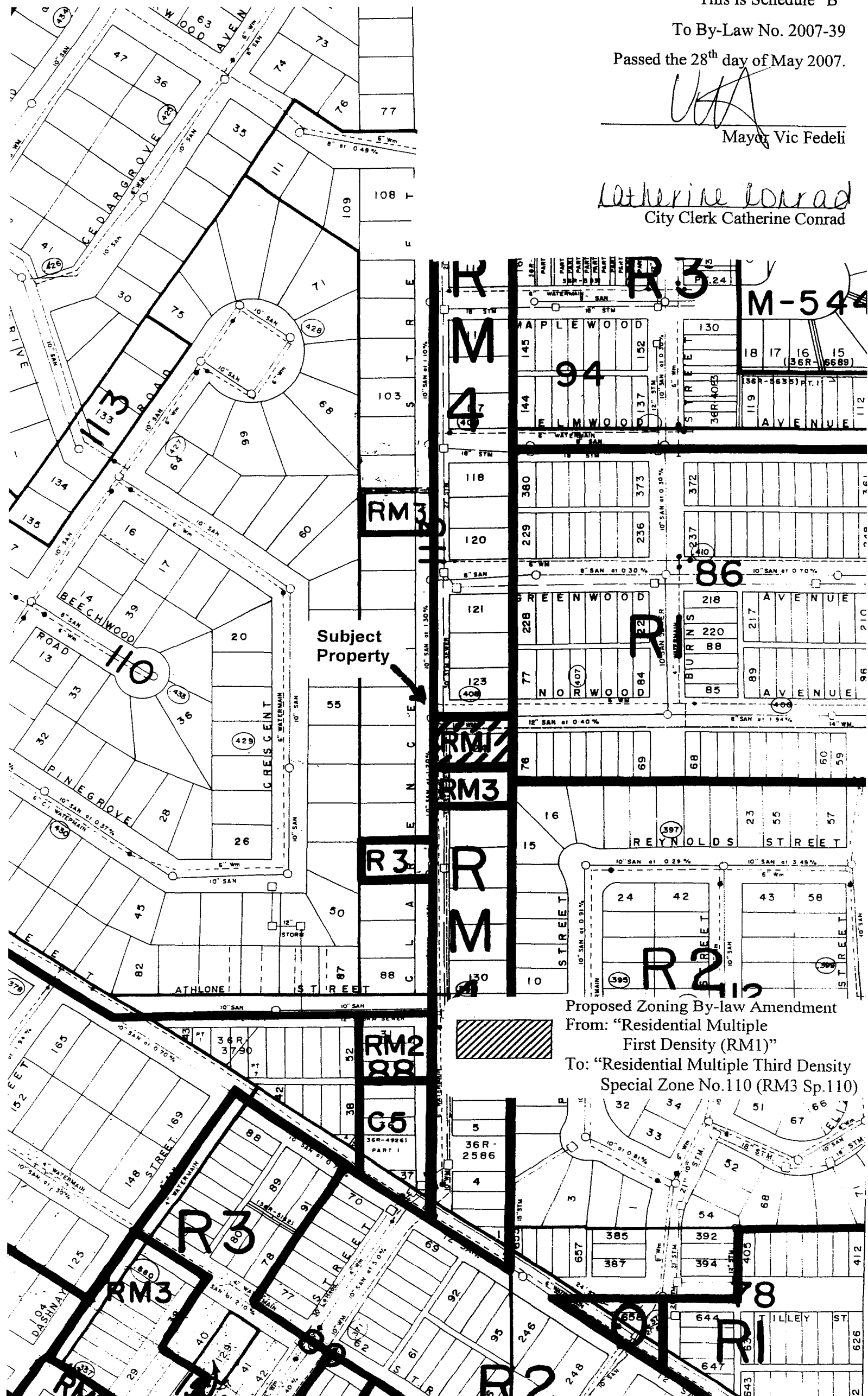
This is Schedule "B"

To By-Law No. 2007-39

Passed the 28th day of May 2007.

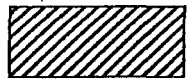
Mayor Vic Fedeli

Catherine Conrad
City Clerk Catherine Conrad



Subject Property
↓

Proposed Zoning By-law Amendment
From: "Residential Multiple
First Density (RM1)"
To: "Residential Multiple Third Density
Special Zone No.110 (RM3 Sp.110)"



This is Schedule "C"

To By-Law No. 2007-39

Passed the 28th day of May 2007.

[Signature]
Mayor Vic Fedeli

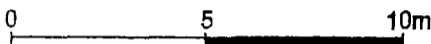
Catherine Conrad
City Clerk Catherine Conrad

SKETCH FOR ZONING BY-LAW AMENDMENT OF
ALL OF LOT 124
REGISTERED PLAN No 113
IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

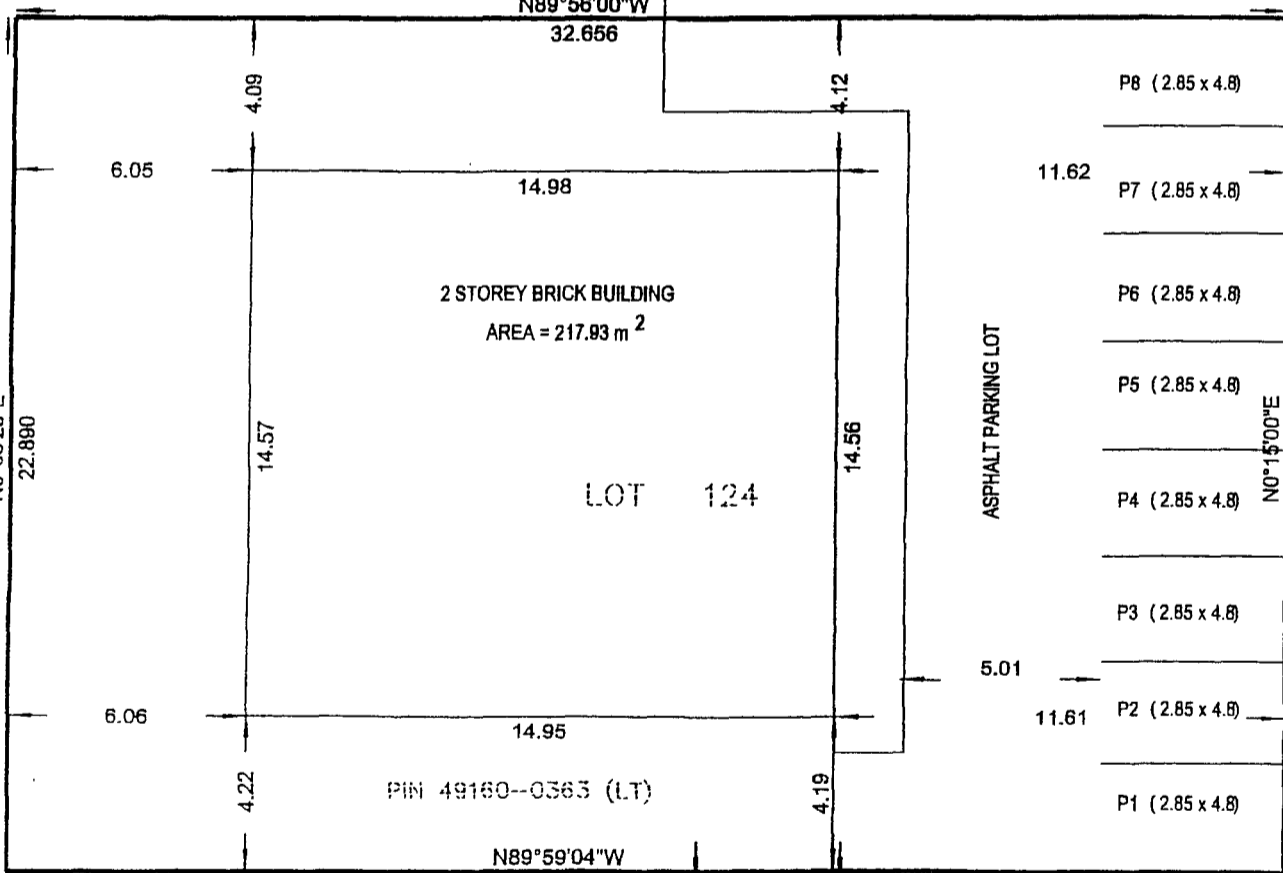
SCALE 1:200



PIN 49160-0362 (LT)
NORWOOD AVENUE

N89°56'00"W
32.656

PIN 49160-0367 (LT)
CLARENCE STREET
N0°08'26"E
22.890



LOT 124

2 STOREY BRICK BUILDING
AREA = 217.93 m²

ASPHALT PARKING LOT

- P8 (2.85 x 4.8)
- P7 (2.85 x 4.8)
- P6 (2.85 x 4.8)
- P5 (2.85 x 4.8)
- P4 (2.85 x 4.8)
- P3 (2.85 x 4.8)
- P2 (2.85 x 4.8)
- P1 (2.85 x 4.8)

PIN 49160-0363 (LT)

N89°59'04"W

32.612

FRAMED SHED
NO FOUNDATION

PIN 49160-0364 (LT)

LOT 125

LOT AREA = 746.52 m²
LOT COVERAGE = 29.2%



Miller & Urso Surveying Inc.
Ontario Land Surveyors • Canada Land Surveyors
Planning Consultants

1501 SEYMOUR STREET
NORTH BAY ONT, P1B 8G4
TEL: (709) 474-1210
FAX: (709) 474-1783

DRAWN BY: CHM	FIELD: D.M., M.B.	W.O. No: 2171
CHECKED BY: R.D.M.		

OCTOBER 17, 2008