

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2003-27

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON FERGUSON STREET
FROM A "RESIDENTIAL THIRD DENSITY (R3)" ZONE
TO A "RESIDENTIAL MULTIPLE SECOND DENSITY
SPECIAL ZONE NO. 84 (RM2 SP.84)"
(CAROLE LECLAIR - 1150 FERGUSON 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 the zone designation shown on Schedule "B-51" 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 10, 2003 to approve this rezoning.

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

- 1) Schedule "B-51" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Plan 57, Lot 55 along Ferguson Street) in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special Zone No. 84 (RM2 Sp.84)".
- 2) Section 11 of By-law No. 25-80 is amended by inserting at the end thereof the following Section 11.2.84:
 - "11.2.84 "Residential Multiple Second Density Special Zone No. 84 (RM2 Sp.84)"
 - 11.2.84.1 The property description of this "Residential Multiple Second Density Special Zone No. 84 (RM2 Sp.84)" is Plan 57, Lot 55, along Ferguson Street in the City of North Bay as shown on the attached Schedules and on Schedule "B-51".
 - 11.2.84.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Second Density Special Zone No. 84 (RM2 Sp.84)" except for the following uses:
 - maisonette dwelling;
 - row houses;
 - a maximum of six (6) multiple dwelling units;

- boarding or rooming house or group home;
- accessory home based businesses;
- parks, playgrounds and associated non-profit uses;
- day nurseries, and
- institutional uses.

11.2.84.2(b) The regulations for this "Residential Multiple Second Density Special Zone No. 84 (RM2 Sp.84)" are as follows:

- i) The minimum lot area per dwelling unit shall be not less than seventy (70) square metres;
- ii) the minimum lot frontage shall be not less than fifteen (15) metres;
- iii) the maximum lot coverage shall be not greater than thirty-five (35) per cent;
- iv) the minimum rear yard setback shall be not less than three-tenths (.3) of a metre;
- v) the minimum exterior side yard setback shall be not less than one and one-half (1.5) metres;
- vi) the minimum number of parking spaces shall be not less than six (6), and
- vii) the minimum open area shall be located in the front yard with a depth of not less than three (3) metres.

11.2.84.3 The use of land or building in this "Residential Multiple Second Density Special Zone No. 84 (RM2 Sp.84)" 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 Second Density Special Zone No. 84 (RM2 Sp.84)" 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. 199/96 as amended.
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of

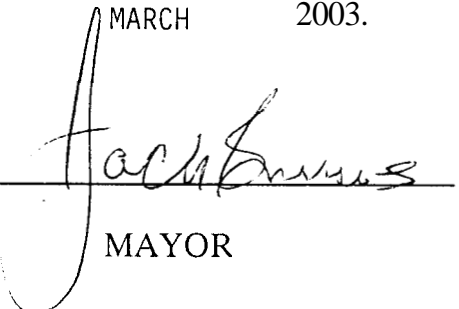
required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

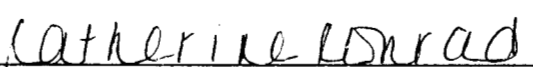
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, 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 10TH DAY OF MARCH
2003.

READ A SECOND TIME IN OPEN COUNCIL THE 24TH DAY OF MARCH
2003.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 24TH DAY
OF MARCH 2003.


MAYOR


CITY CLERK

This is Schedule "A"

To By-Law No. 2003-27

Passed the 24th day of March

2003.

John Burns
Mayor

Katherine Conrad
City Clerk

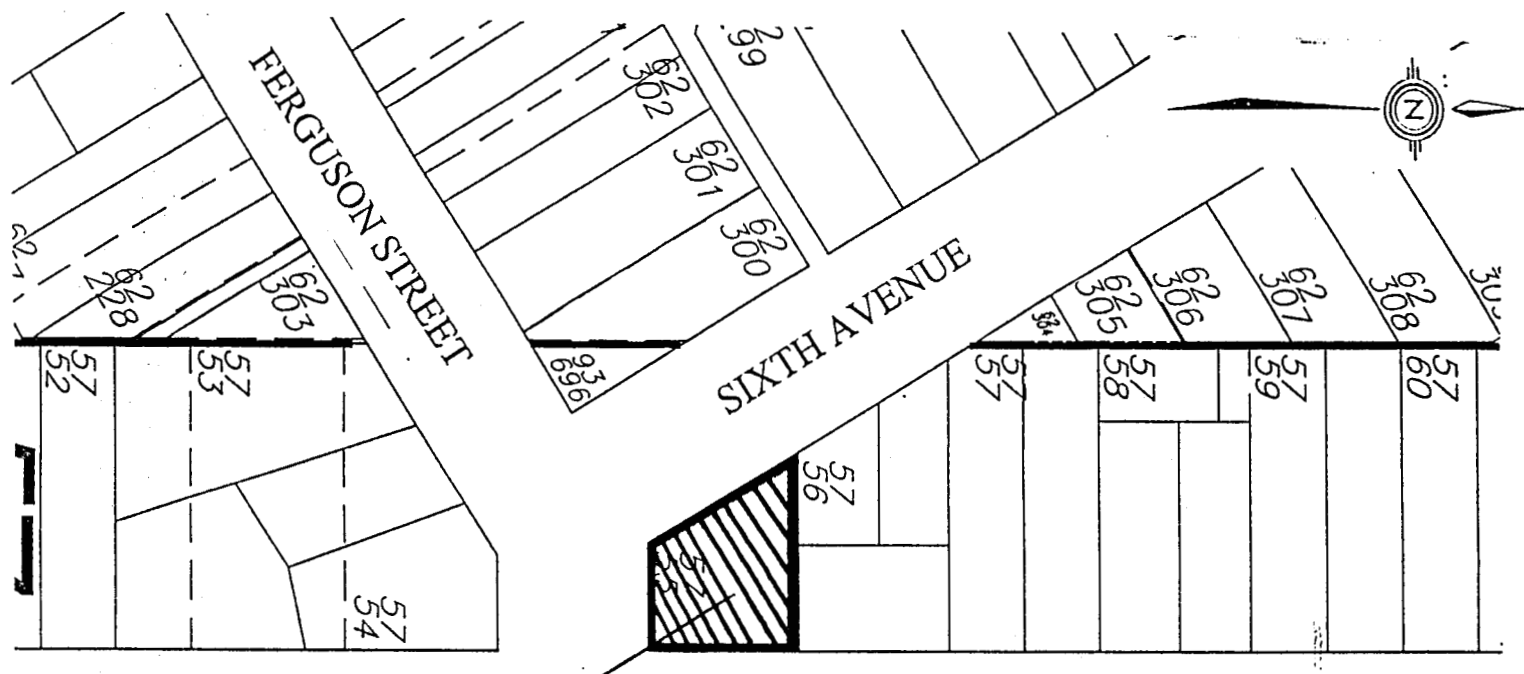


This is Schedule "B"

To By-Law No. 2003-27

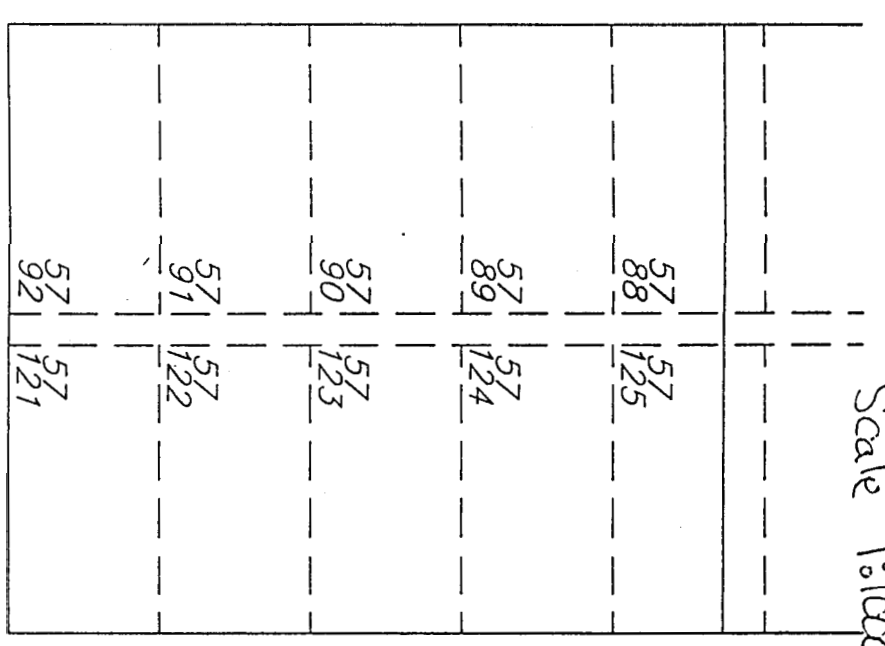
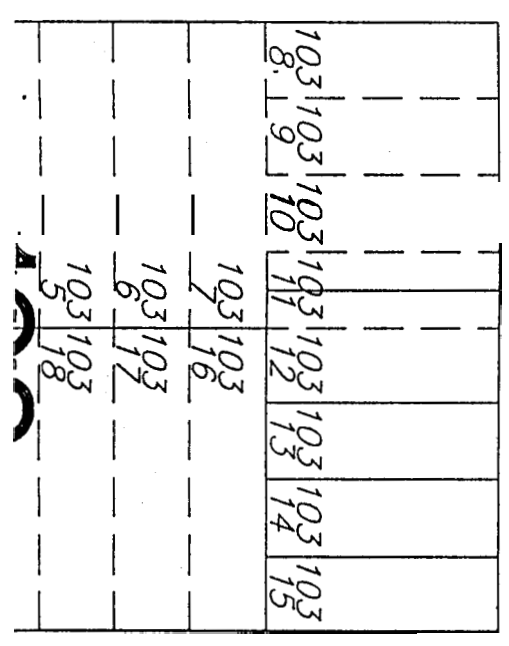
Passed the 24th day of March 2003.

[Signature]
Mayor
[Signature]
Catherine Courac
City Clerk



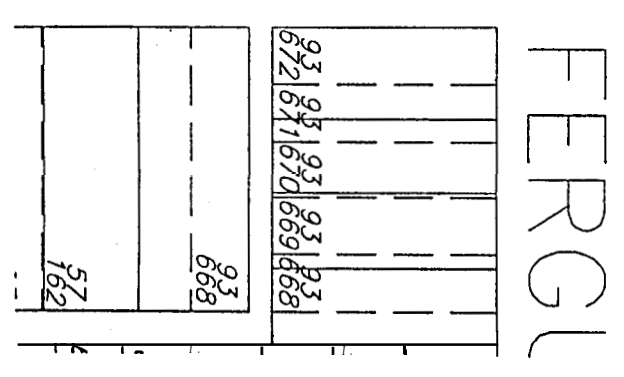
SUBJECT PROPERTY

KING STREET

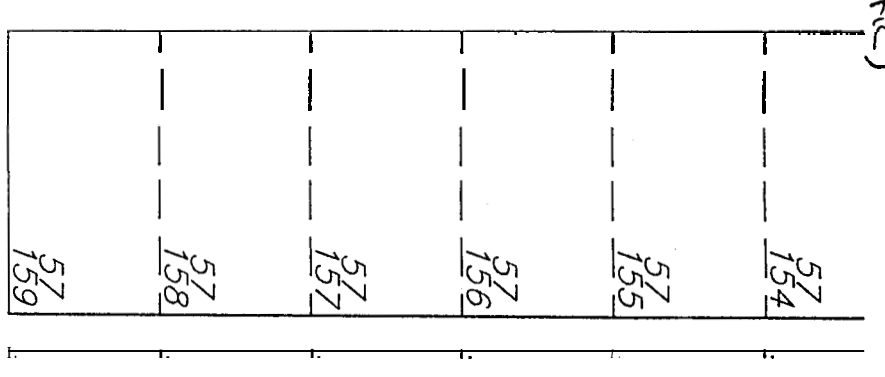


Scale 1:1000 (metric)

VICTORIA STREET



FERGUSON STREET



FROM "R3" TO "RM2 SP. 84"

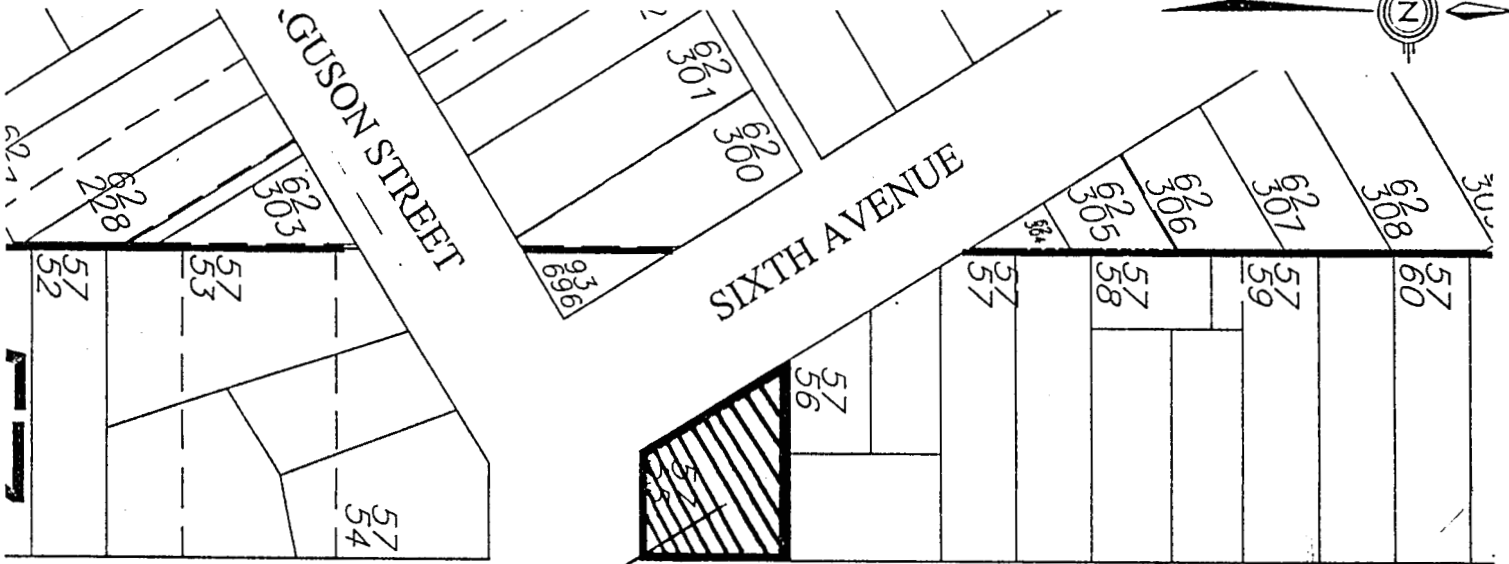
This is Schedule "C"

To By-Law No. 2003-27

Passed the 24th day of March 2003.

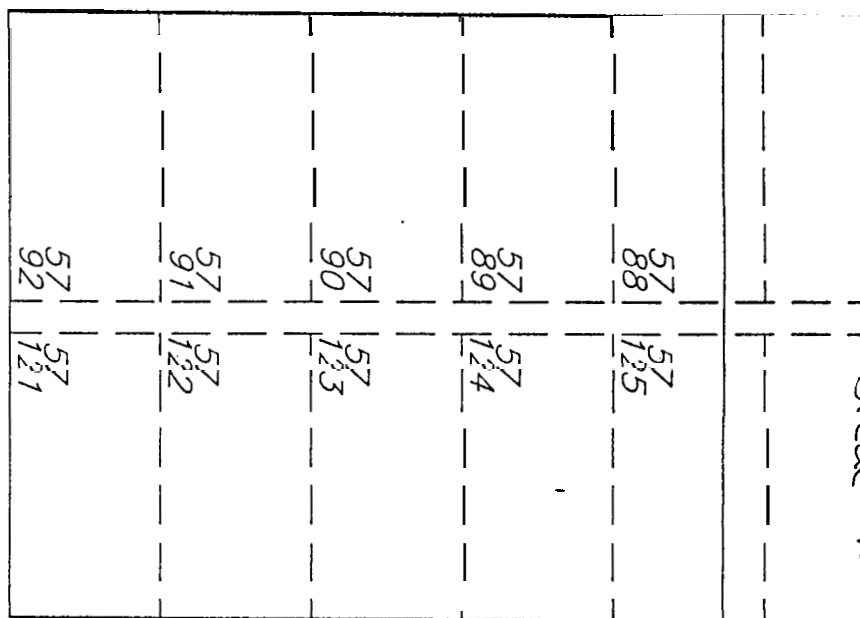
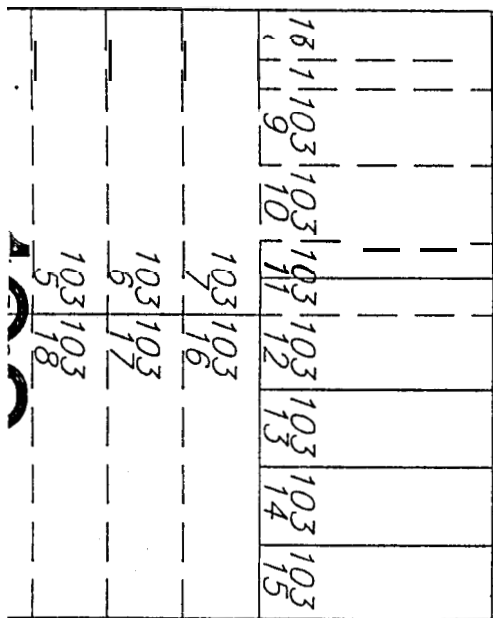
James [Signature]
Mayor
Catherine Conrad
Clerk

SCHEDULE TO RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL ZONE NO. 64 (RM2 SP. 84)

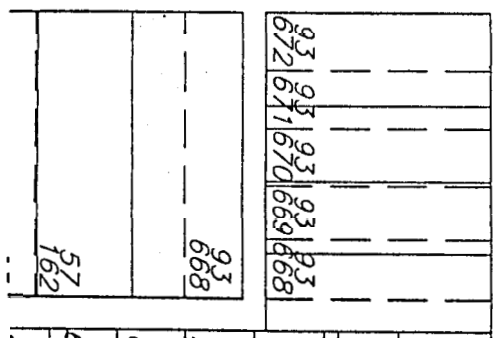


SUBJECT PROPERTY

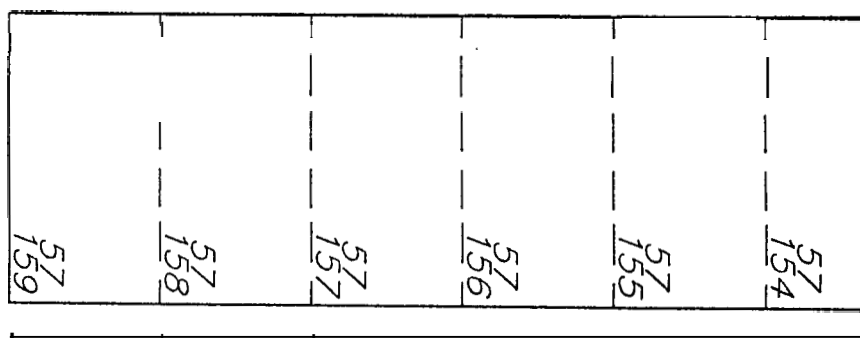
KING STREET



VICTORIA STREET



FERGUSON STREET



Scale 1:1000 (metr=)



FROM "R3" TO "RM2 SP. 84"