

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 139-80

BEING A BY-LAW TO AMEND BY-LAW NO. 9-69  
OF THE CITY OF NORTH BAY PURSUANT TO SECTION  
35 OF THE PLANNING ACT, R.S.O. 1970, CHAPTER  
349 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 of the City of North Bay to provide for a change in the zone designation as 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 land shown on Schedule "A" attached hereto and forming part hereof, being Lots 373, 374, and part of Lot 375, Registered Plan 21, from a "Residential Multiple First Density (RM.1)" zone to a "Residential Multiple Sixth Density Special 10-80 (RM.6.SP 10-80)" zone as shown on Schedule "B" attached hereto and forming part hereof.

2.A.No land, buildings, or structures shall be erected, altered or used in such "Residential Multiple Sixth Density Special 10-80 (RM.6.SP 10-80)" zone unless it conforms to the following uses:

"Residential Multiple Sixth Density Special  
(RM.6.SP 10-80 )"Zone:

B. 1. Permitted uses in this "Residential Multiple Sixth Density Special 10-80 (RM.6.SP 10-80)" zone are:

Institutional: Senior Citizen Craft Center

Residential : Senior Citizen Apartment Building where occupancy is restricted to persons sixty-five (65) years or older.

Accessory Uses to the above.

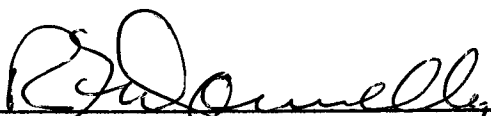
2. No land, buildings or structures shall be erected, altered or used in this "Residential Multiple sixth Density special 10-80 (RM6SP 10-80)" zone unless it conforms with the following regulations:

- (i) Minimum Lot Frontage is fifty (50) metres
- (ii) Minimum Front Yard Depth is four and five tenths (4.5) metres
- (iii) Minimum Side Yard Depths are four and five tenths (4.5) metres
- (iv) Minimum Rear Yard Depth is three (3) metres
- (v) Minimum Parking requirement is one (1) space per four (4) dwelling units
- (vi) Minimum usable Open Space is nine (9) percent of gross floor area
- (vii) Minimum Floor Area for one (1) bedroom unit is forty-five (45) square metres
- (viii) Minimum Floor Area for a two (2) bedroom unit is fifty-eight (58) square metres
- (ix) Maximum Floor Space Index is three hundred fifty (350) percent
- (x) Maximum Height of Building exclusive of any roof structure that is used only for the mechanical operation of the building is twelve (12) stories
- (xi) No Play Space for children shall be required
- (xii) Subject to section 3 subsection (c) a strip of land not less than than one and five tenths (1.5) metres wide for landscaping shall be required abutting the side and rear lot lines.

3. Pursuant to Section 35 (a) of The Planning Act, the lands referred to in Section 1 of this By-law are placed under site Plan Control. The subject properties shall be developed in accordance with the provisions of this By-law and attached site Plan which constitutes Schedule "C" to this By-law and forms part hereof, dealing with the prohibition, regulation use and maintenance of those facilities and matters listed hereunder:
- (a) The erection of a fence constructed of an opaque material along the westerly, northerly, and easterly limit of the property shown as Item No. 1 on Schedule "C" of this By-law;
  - (b) The location of a Senior Citizen Craft Centre and Apartment Building shown as Item No. 2 on Schedule "C" of this By-law;
  - (c) The provision of off-street parking for not less than twenty five (25) cars shown as Item No. 3 on Schedule "C" of this By-law.
4. All land, buildings and structures erected or altered in such "Residential Multiple Sixth Density Special 10-80 (RM6SP 10-80)" Zone shall conform to all other applicable provisions of By-law #9-69, except as hereby expressly varied.
5. (a) Notice of this By-law shall be given in the manner and form and to the persons prescribed by Ontario Regulation 78/80.

5. (b) Where no notice of objection is filed with the Clerk of The Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-Law thereupon comes into force and effect.
- (c) Where notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulations 78/80, this By-law shall come into force and effect upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THE 29th DAY OF September, 1980  
READ A SECOND TIME IN OPEN COUNCIL THE 14th DAY OF October, 1980  
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED  
THIS 14th DAY OF October, 1980.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

This is Schedule "  A  "

To By-law No.  139-80

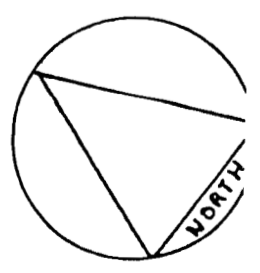
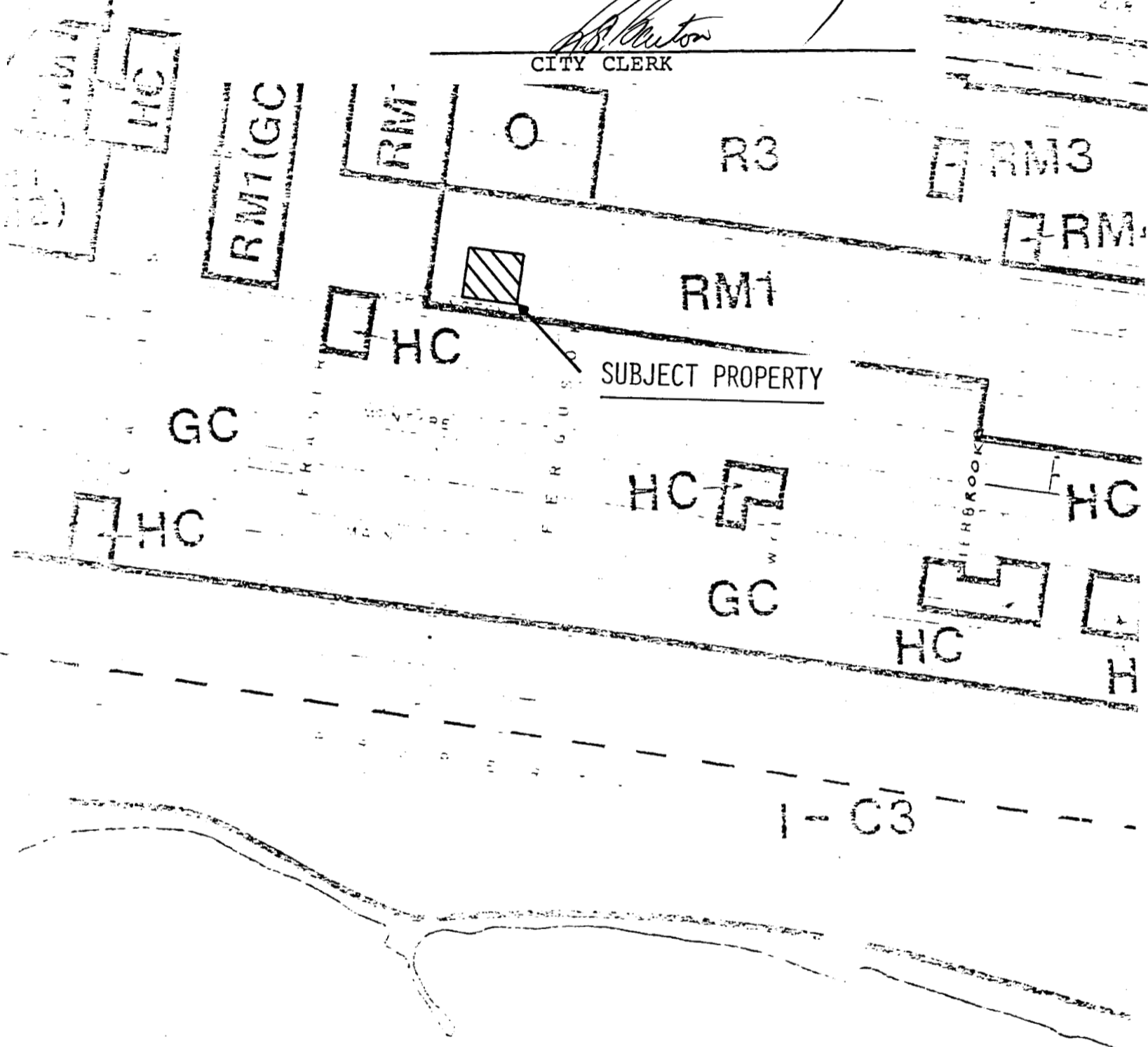
Passed the  14th  day of  October ,  
19  80 .

*R. J. Donnelly*

MAYOR

*B. B. Burton*

CITY CLERK



This is Schedule " B "

To By-law No. 139-80

Passed the 14th day of October

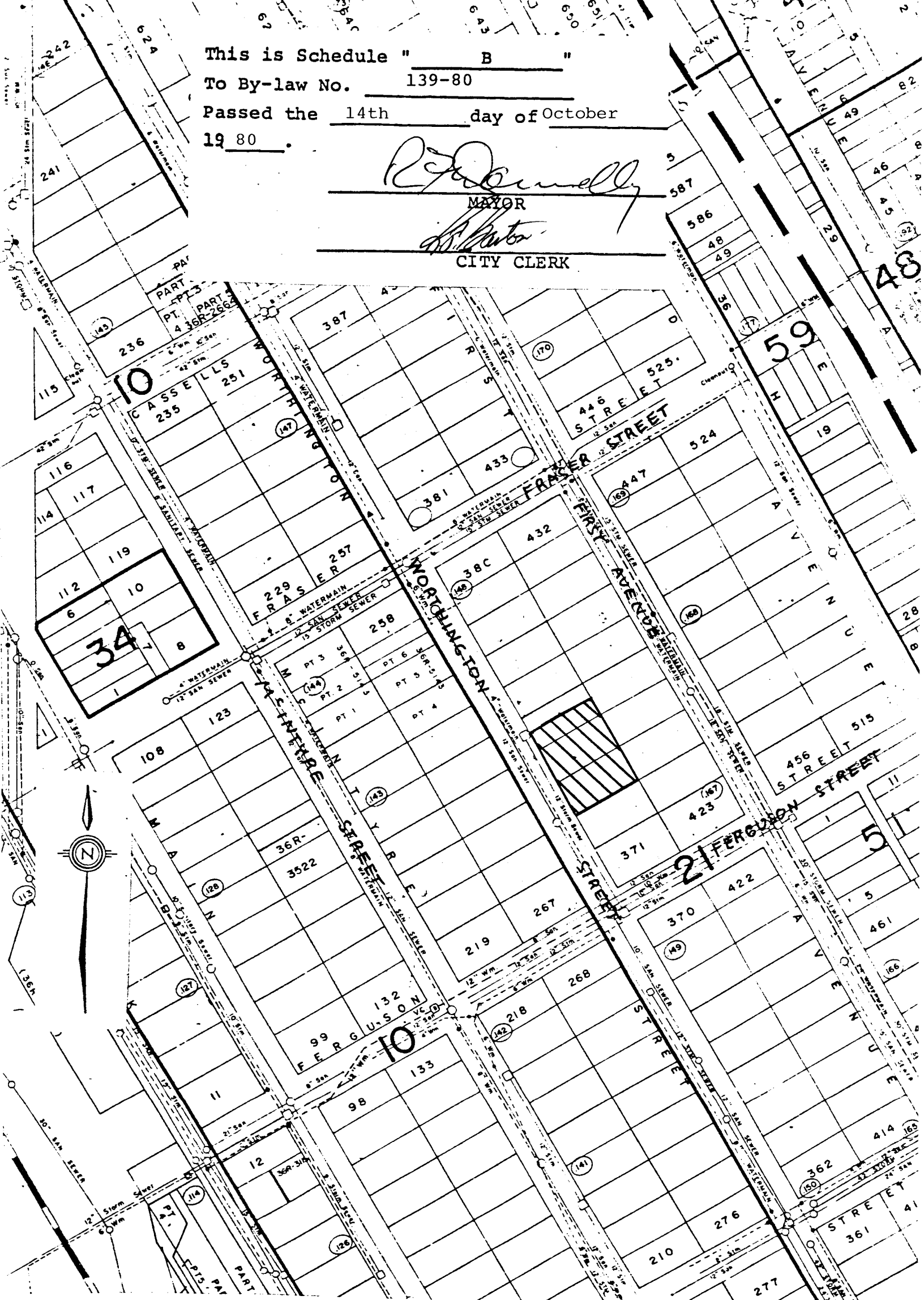
19 80 .

*R. Donnelly*

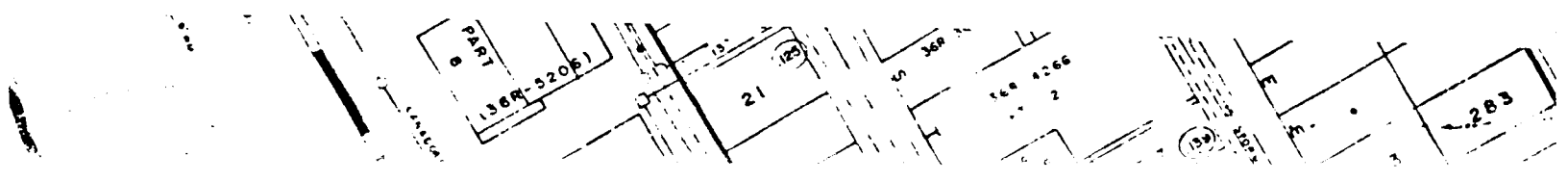
MAYOR

*B. [Signature]*

CITY CLERK



FROM "RESIDENTIAL MULTIPLE FIRST DENSITY(RMI)" TO "RESIDENTIAL MULTIPLE SIXTH DENSITY SPECIAL (RM6SP)"



to By-law No. 139-80

Passed the 14th day of

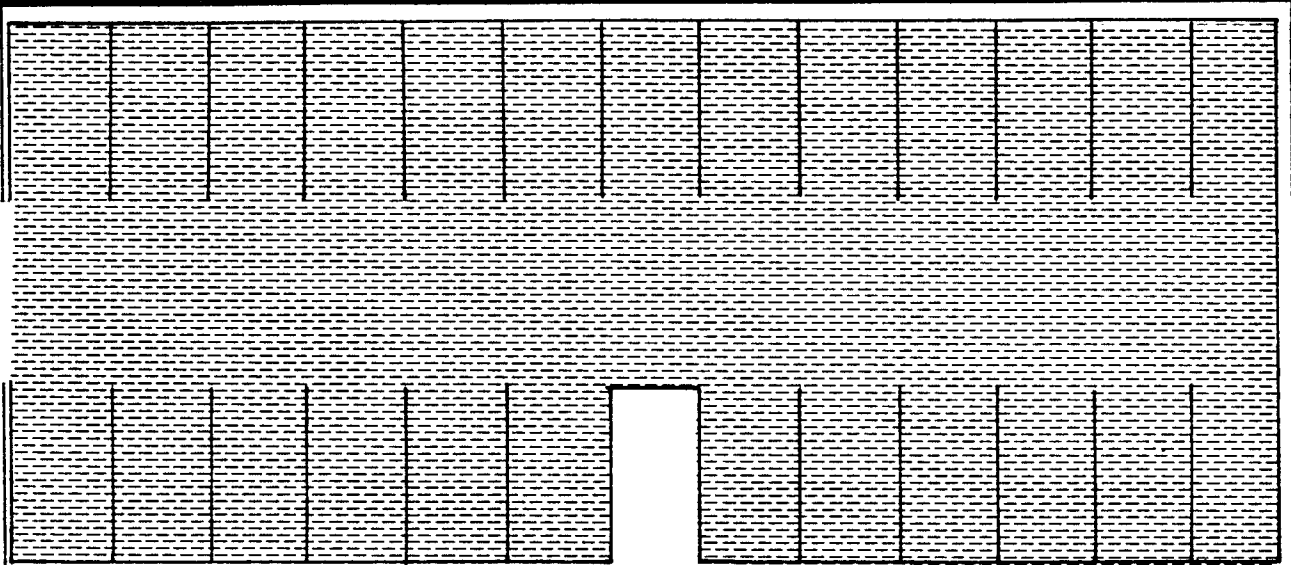
in October 1980.

*R. J. D'Amico*  
MAYOR

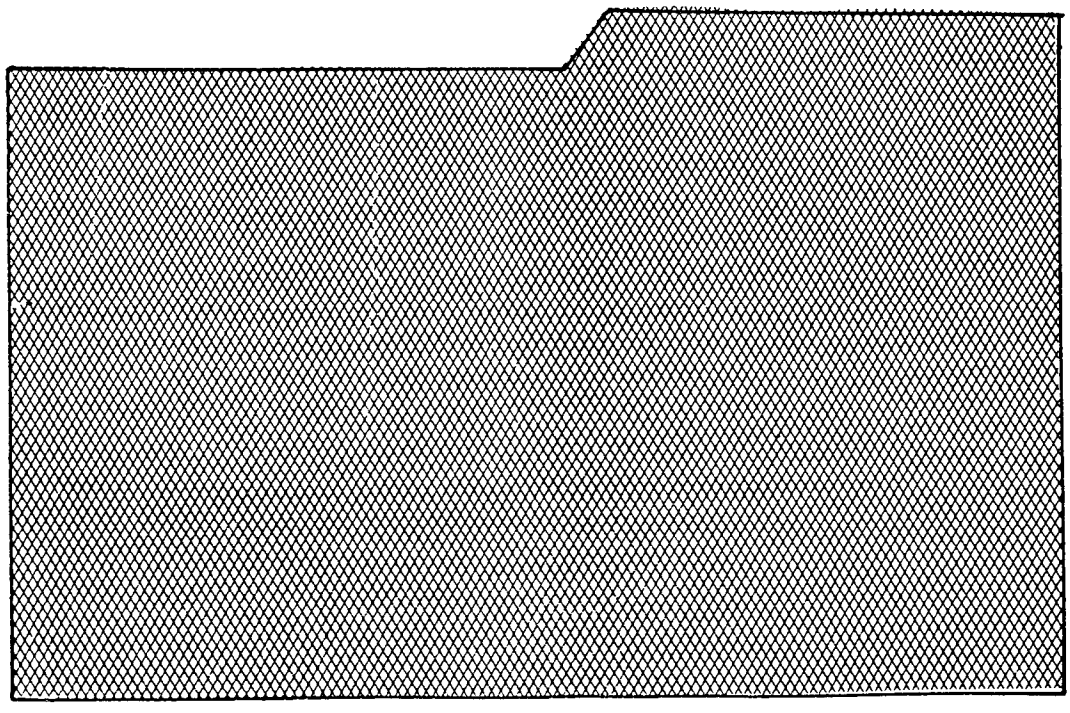
*A. J. Gator*  
CITY CLERK

# WEST 1/2 LOT 375

LOT  
427






LOT  
426

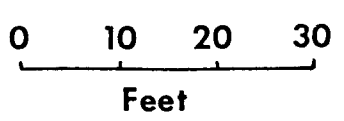


LOT  
425

WORTHINGTON ST.



-  Item No. 1
-  Item No. 2
-  Item No. 3



This is Schedule " A "

To By-law No. 139-80

Passed the 14th day of October

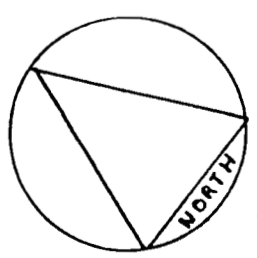
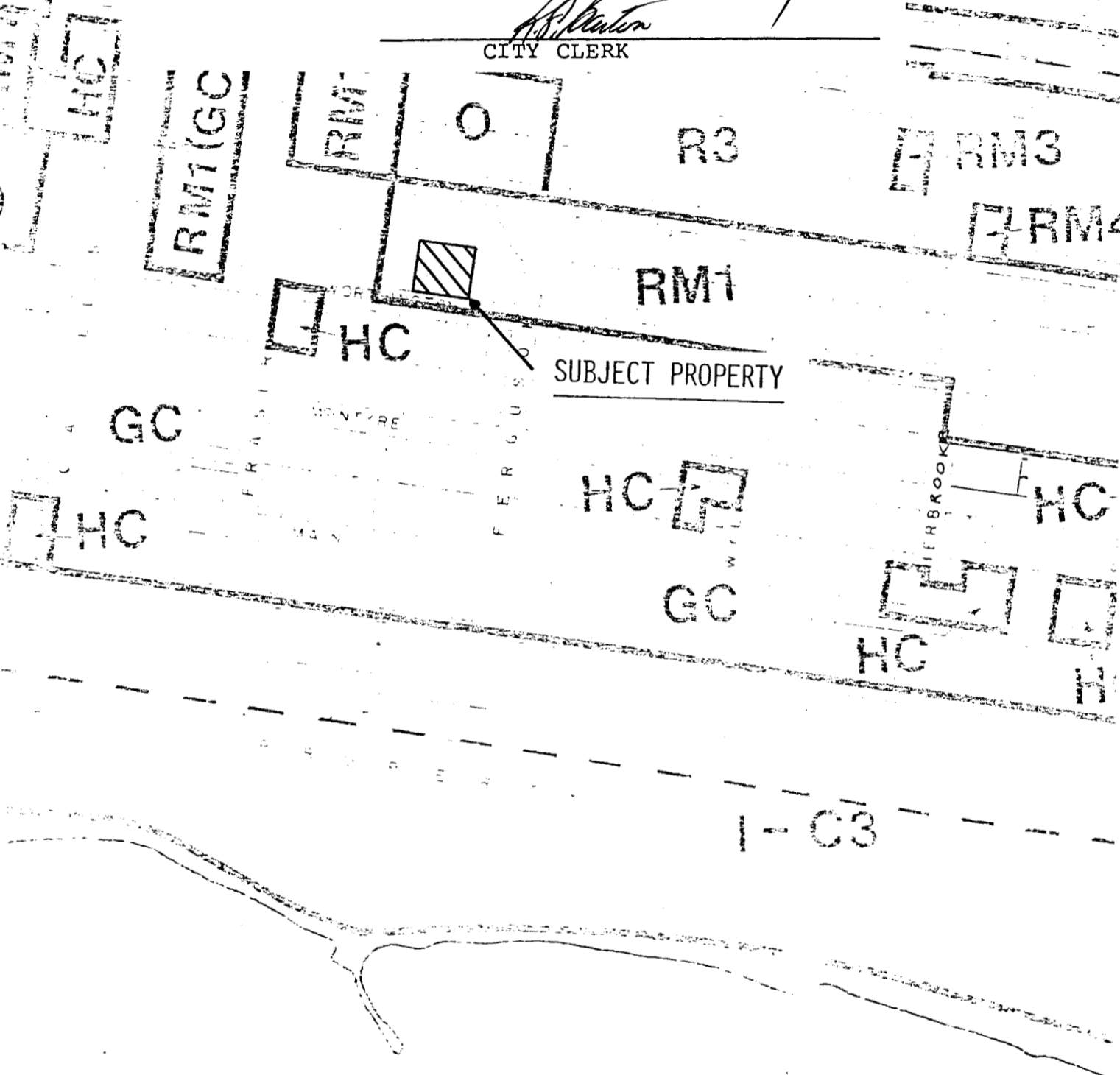
19 80.

*R. J. Donnelly*

MAYOR

*A. Blanton*

CITY CLERK



This is Schedule " B "  
To By-law No. 139-80  
Passed the 14th day of October  
1980.

*R. J. Donnelly*  
MAYOR

*B. Eaton*  
CITY CLERK

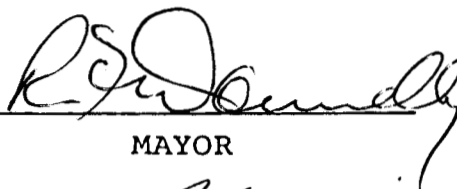


FROM "RESIDENTIAL MULTIPLE FIRST DENSITY(RMI)" TO "RESIDENTIAL  
MULTIPLE SIXTH DENSITY SPECIAL (RM6SP)"



This is Schedule "C"  
to By-law No. 139-80

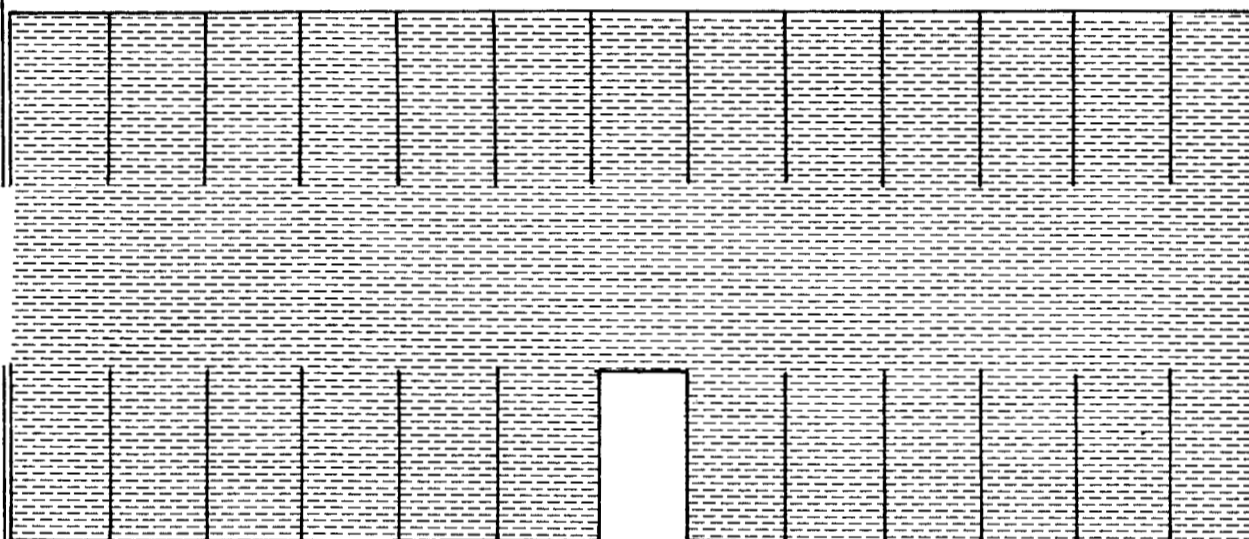
Passed the 14th day of  
October 19 80.

  
MAYOR

  
CITY CLERK

**WEST 1/2 LOT 375**

**LOT  
427**

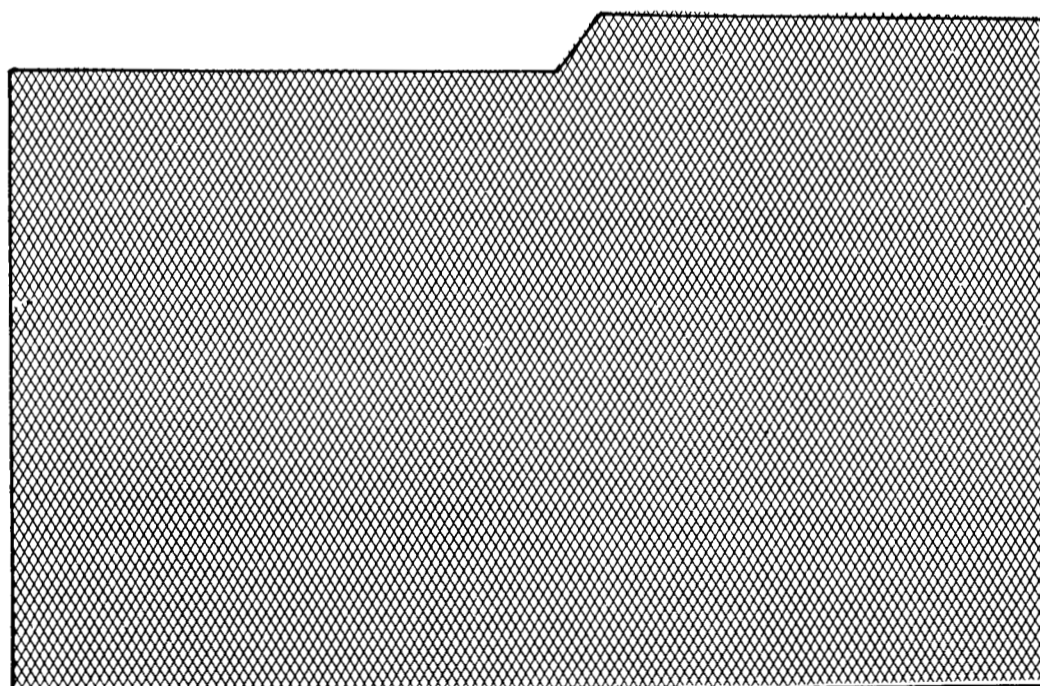


**LOT  
426**

**WORTHINGTON ST.**



**LOT  
425**



-  Item No.1
-  Item No.2
-  Item No.3

