

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 75-73

A BY-LAW FOR THE PURPOSE OF AMENDING BY-LAW NO. 907 BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE FORMER TOWNSHIP OF WEST FERRIS, NOW IN THE CITY OF NORTH BAY, UNDER THE AUTHORITY OF SECTION 35, OF THE PLANNING ACT, R.S.O. 1970 AND AMENDMENTS THERETO.

WHEREAS the Council of The Corporation of the City of North Bay, with the approval of the local Planning Board, deems it expedient to amend By-law No. 907 of the former Township of West Ferris to provide for an alteration in the zone boundaries as shown on Schedule "B" of By-law No. 907;

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

1. That Schedule "B" of By-law No. 907 of the former Township of West Ferris which shows Lots 21 to 25 inclusive and Lots 156 to 160 inclusive, Plan No. M-211 as a "Highway and Tourist Commercial 1 Zone" (H & TC1) and which said lands are shown outlined in red on Schedule "A" attached hereto and forming part hereof, is hereby amended to show the said lands as zoned "Residential Multiple Density Special Zone No. 19-73".
2. That for the purposes of this By-law all buildings and structures erected or altered in a "Residential Multiple Density Special Zone No. 19-73" shall conform to the uses and regulations hereinafter provided:
 - (a) Permissible Uses - "Residential Multiple Density Special Zone No. 19-73"

No person shall within the "Residential Multiple Density Special Zone No. 19-73" established by this By-law use any land or erect or use any building or structure except for the following uses:

- | | | |
|-------|----------------|--------------------|
| (i) | Residential: | Apartment Building |
| (ii) | Business: | Nil |
| (iii) | Institutional: | Nil |

- (b) Regulations -

In a "Residential Multiple Density Special Zone No. 19-73" no building, structure or land shall be used and no building or structure shall be hereafter erected or altered except in accordance with the following regulations:

(i) Density Regulations:

Dwelling Type	Max. Gross Floor Area % of Lot Area	Min. Lot Frontage in Feet	Min. Floor Area per Dwelling Unit in Sq. Ft.	Min. Usable Open Space % of Gross Floor Area
Apartment	150%	125	Bachelor 350 1-Bedroom 550 2-Bedroom 675 3-Bedroom 800 4-Bedroom 900	45%

Not less than fifty per cent (50%) of the usable open space required under this Section shall be located in one place on the lot.

(ii) Front Yard

Minimum setback from the centreline of the street shall be one-half the height of the building, but in no case shall the front yard be less than twenty feet (20') and the setback from the centreline be less than fifty-three feet (53').

(iii) Side Yard

Minimum width shall be one-half the height of the building but not less than twenty feet (20').

(iv) Rear Yard

Minimum depth shall be one-half the height of the building but not less than twenty-five feet (25').

(v) Parking

For each dwelling unit a minimum of one and one-quarter (1 1/4) parking spaces, measuring ten feet by twenty feet (10' x 20') shall be provided.

For the purpose of this by-law no yards shall be required for a private parking building that is constructed completely below grade. Any private parking building which is built completely below grade or partly below grade so that its height above grade is no more than four and one-half feet (4 1/2') shall not be considered an accessory building with regard to calculation of lot coverage.

No yards shall be required for a private parking building that is constructed completely below grade and for a private parking building that is constructed not more than four and one-half feet (4 1/2') above grade the following yard regulations shall apply:

Front Yard: not less than the minimum distance required by this By-law for the main building on the lot.

Side Yard: not less than five (5) feet.

Rear Yard: Fifty (50) feet.

(vi) Height Limitation

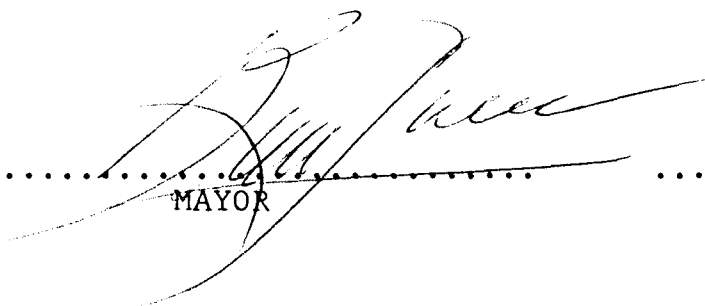
The maximum height of buildings exclusive of any roof structure that is used only for the mechanical operation of any building shall not exceed ten (10) stories.

- 3. This By-law shall take effect from the date of passing by Council and shall come into force upon approval by the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 23RD DAY OF JULY, 1973.

READ A SECOND TIME IN OPEN COUNCIL THIS 7TH DAY OF AUGUST, 1973.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 7TH DAY OF AUGUST, 1973.



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MAYOR



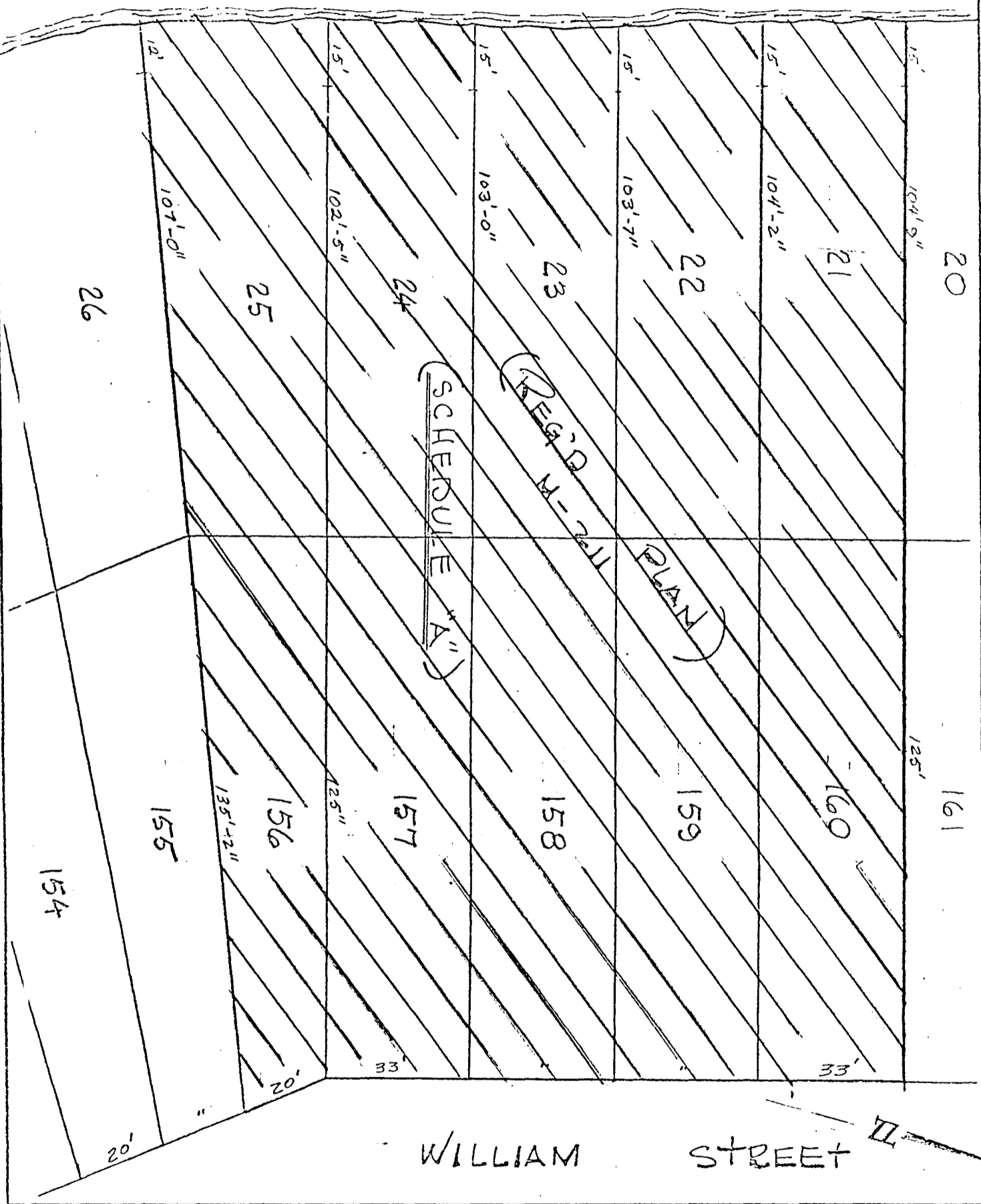
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CITY CLERK

LAKE NIPISSING

PLAN SHOWING LOTS 156 to 160 & 21 to 25 TO BE RECLASSIFIED FROM HTC-1 TO SPECIAL ZONE

DWN	RUB.	SCALE
CHK		DATE
		SUB



WILLIAM STREET

CITY OF NORTH BAY