

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 1-87

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON TIMMINS STREET FROM "OPEN SPACE (O)", LIGHT INDUSTRIAL CLASS 2 (M.2)" AND "INDUSTRIAL SPECIAL ZONE NO. 8 (MSP.8)" TO A "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL ZONE NO. 20 (RM3 Sp.20)" AND FROM A "LIGHT INDUSTRIAL CLASS 2 (M.2)" ZONE TO AN "OPEN SPACE (O)" ZONE AND FROM "INDUSTRIAL SPECIAL ZONE NO. 8 (MSP.8)" AND "LIGHT INDUSTRIAL CLASS 2 (M.2)" TO "RESIDENTIAL THIRD DENSITY (R.3)" (WATERFRONT REDEVELOPMENT)

WHEREAS the owner of the property has requested a rezoning;

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-41" of By-Law No. 28-80 pursuant to Section 34 of The Planning Act;

AND WHEREAS the City intends to amend the Official Plan to change the designated use of the subject lands from "General Industrial" to "Residential" by Official Plan Amendment No. 42;

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 Schedule "A" attached hereto (which property is more particularly described as Parts 4 and 5 and part of Part 3 Plan 36R-5207 and part of Block E Plan No. 15 and that triangular part of the Remainder of Patent 1522 Widdifield bounded on two sides by Part 3 Plan 36R-5207 and on the third by Canadian Pacific Railway mainline along Timmins Street in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from an "Open Space (O)", "Light Industrial Class 2 (M.2)" and "Industrial Special Zone No. 8 (MSP.8)" Zone to a "Residential Multiple Third Density Special Zone No. 20 (RM3 Sp.20)" Zone and from a "Light Industrial Class 2 (M.2)" Zone to an "Open Space (O)" Zone and from Industrial Special Zone No. 8 (MSP.8) and "Light Industrial Class 2 (M.2)" Zone to a "Residential Third Density (R.3)" Zone.

2. Section 11 of By-Law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.20:

"11.2.20 Residential Multiple Third Density Special Zone No. 20 (RM.3 Sp.20)"

11.2.20.1 The property description of this "Residential Multiple Third Density Special Zone No. 20 (RM.3 Sp.20)" Zone is:

Parts 4 and 5 and part of Part 3 Plan 36R-5207 and part of Block E Plan No. 15 and that triangular part of the Remainder of Patent 1522 Widdifield bounded on two sides by Parts 3 Plan 36R-5207 and on the third by the Canadian Pacific Railway main line along Timmins Street in The City of North Bay as shown on the attached Schedule and Schedule "B.41".

11.2.20.2(a) No person shall use land or erect or construct any building or structure in this "Residential Multiple Third Density Special Zone No. 20 (RM.3 Sp.20)" Zone except for the following uses:

60 Apartment Dwellings
Accessory Uses to the Above

11.2.20.2(b) The regulations for this "Residential Multiple Third Density Special Zone No. 20 (RM.3 Sp.20)" Zone are as follows:

- (i) The maximum gross floor area as a percent of lot area shall be seventy-five (75) percent;
- (ii) The minimum lot frontage shall be sixty-one (61) metres;
- (iii) The minimum usable Open Space as a percent of gross floor area shall be fifty (50) percent;
- (iv) The minimum front yard setback shall be four and five tenths (4.5) metres;

(v) The minimum westerly side yard setback shall be ten and five tenths (10.5) metres;

(vi) The minimum easterly side yard setback shall be six (6) metres;

(vii) The minimum rear yard setback shall be fifteen (15) metres; and

(viii) The maximum height of the building shall be four (4) storeys.

11.2.20.3 The use of land or buildings in this "Residential Multiple Third Density Special Zone No. 20 (RM.3 Sp.20)" 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 "Schedule to Residential Multiple Third Density Special Zone No. 20 (RM.3 Sp.20)" 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 Ontario Regulation 404/83 not later than 15 days after the day this By-Law is passed.

(b) Where no notice of appeal is filed with the Clerk of The Corporation of The City of North Bay within thirty-five (35) days from the passing of this By-Law, 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 thirty-five (35) days from the passing of this By-Law setting out 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.

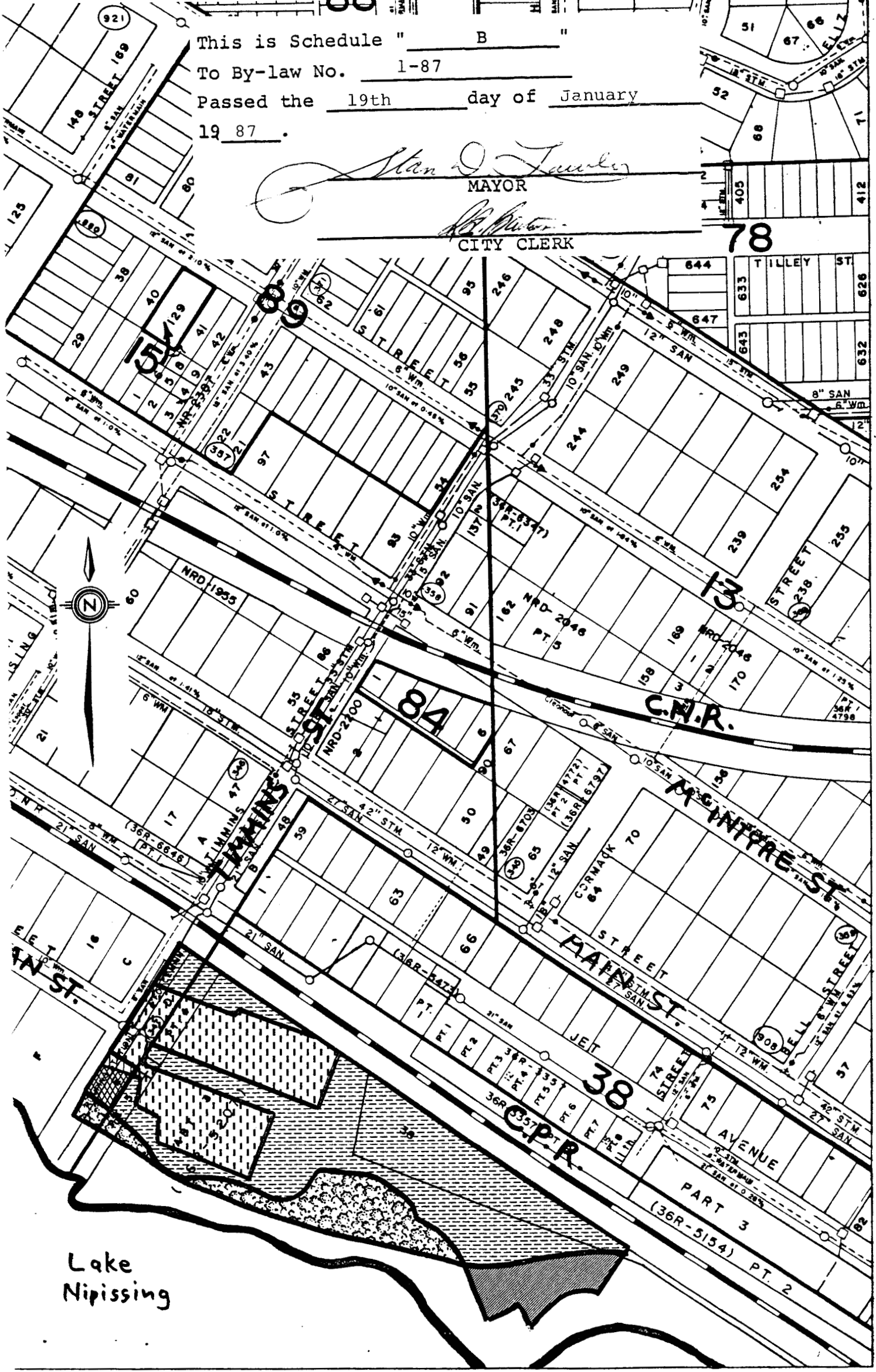
READ A FIRST TIME IN OPEN COUNCIL THE 5TH DAY OF JANUARY 1987.
READ A SECOND TIME IN OPEN COUNCIL THE 19TH DAY OF JANUARY 1987.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 19TH DAY OF
JANUARY 1987.


MAYOR




CITY CLERK

This is Schedule " B "
 To By-law No. 1-87
 Passed the 19th day of January
 19 87.

Stan O. Fowler
 MAYOR
R. H. [unclear]
 CITY CLERK



Lake Nipissing

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|---|---------------------------|---|-----------------------|
|  | FROM "M.2" TO "RM3SP.20" |  | FROM "M.2" TO "O" |
|  | FROM "MSP.8" TO RM3SP.20" |  | FROM "M.2" TO "R.3" |
|  | FROM "O" TO "RM3SP.20" |  | FROM "MSP.8" TO "R.3" |

This is Schedule " C "

To By-law No. 1-87

Passed the 19th day of January,

19 87 .

Stan J. Lawler
MAYOR

A. B. [Signature]
CITY CLERK

SCHEDULE TO "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL ZONE NO. 20(RM.3SP.20)"

TIMMINS ST.

