

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 78-98

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON HIGHWAY 11
NORTH FROM A "RESIDENTIAL HOLDING
(RH)" ZONE TO A "HIGHWAY COMMERCIAL
SPECIAL ZONE NO. 54 (C6 SP.54)"
(R. & M. CORRIVEAU - 3087 HIGHWAY 11 NORTH)**

WHEREAS the owner of the subject 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-22" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended;

AND WHEREAS Council has indicated its intent to approve Official Plan Amendment No. 83.

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

- 1) Schedule "B-22" 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 Concession "A", Part Lot 21, Parcel 5932) along Highway 11 North in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential Holding (RH)" zone to a "Highway Commercial Special Zone No. 54 (C6 Sp.54)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.54:
 - "11.3.54 Highway Commercial Special Zone No. 54 (C6 Sp.54)
 - 11.3.54.1 The property description of this "Highway Commercial Special Zone No. 54 (C6 Sp.54)" is Concession "A", Part Lot 21, Parcel 5932 along Highway 11 North in the City of North Bay as shown on the attached Schedules and Schedule "B-22".
 - 11.3.54.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Highway Commercial Special Zone No. 54 (C6 Sp.54)" except for the following uses:
 - animal hospitals;
 - automobile showrooms;
 - automobile service establishments including car wash establishments;

- automobile service stations and gas bars;
- banks and financial services;
- bed and breakfast establishments;
- clubs and fraternal organizations;
- farmers markets;
- flea markets;
- funeral homes;
- hotels, motels, restaurants and taverns;
- industrial equipment sales and service;
- new and/or used car lots;
- personal service establishments;
- places of entertainment;
- places of worship;
- public or private garages;
- recreational vehicle sales and service;
- repair garage;
- retail lumber and building supplies;
- service establishments that are not obnoxious;
- vegetable or fruit market.

11.3.54.2(b) The regulations for this “Highway Commercial Special Zone No. 54 (C6 Sp. 54)” are as follows:

- i) the minimum northerly side yard setback shall be zero and three-tenths (0.3) metres.

11.3.54.3 The use of land or building in this “Highway Commercial Special Zone No. 54 (C6 Sp.54)” shall conform to all other regulations of this By-law, except as hereby expressly varied.”

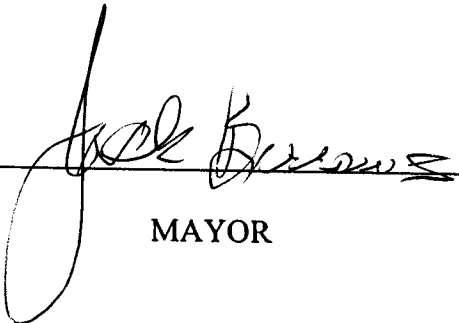
- 3) Section 11 of By-law No. 28-80 is further amended by inserting “Schedule to Highway Commercial Special Zone No. 54 (C6 Sp.54)” as shown on Schedule “C” to this By-law.


- 4) This By-law shall not come into force and effect until after such time as Official Plan Amendment No. 83 is finally approved.
- 3) 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.
- 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 29th DAY OF June
1998.

READ A SECOND TIME IN OPEN COUNCIL THE 10th DAY OF August
1998.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 10th DAY
OF August 1998.


MAYOR


DEPUTY CITY CLERK

NR-55
PART 1

PARCE This is Schedule " A "

PARCE To By-law No. 78-98

PARCE Passed the 10th day of August

PARCE 19 98 .

Jack Brennan
MAYOR

W. J. ...
DEPUTY CITY CLERK

RH

NR-1089
PART 1



PARCEL 5597 WF.

PARCEL 5996 WF

REM PARCEL 5932 WF

MSP
PARCEL 4417 WF.

1b

SUBJECT PROPERTY

PARCEL 5931 WF

HIGHWAY 11 N

PART 2

NR-1721

PT 1

PT. 3

PART 4

PARCEL 4530 WF.

PART 2

C6
PARCEL 4651 WF

MC
PARCEL 4395 WF

REM PARCEL 6952 WF

PARCEL 4483 WF.

PARCEL 7106 WF

REM. PARCEL 4779 WF

PARCEL 4850 WF

PARCEL 4

COLLINS

PART

LOT 20

NR-710

This is Schedule " B "

To By-law No. 78-98

Passed the 10th day of August

19 98 .

NR.- 55

PART 1

DRIVE

Joseph Brown
MAYOR

J. R. L.
DEPUTY CITY CLERK

PARCEL 4398 WF.

36R-9481

PT1

PT2

NR - 1089

PART 1

PARCEL 5997 WF.

PARCEL 5996 WF.

REM. PARCEL 5932 WF.

PARCEL 4417 WF.

SUBJECT PROPERTY

PART 2

NR- 1721

PT. 3

PART 4

PARCEL 5931 WF.

PARCEL 4530 WF.

(36R-5686) PART 2

PARCEL 4651 WF.

PARCEL 4398 WF.

REM. PARCEL 6952 WF.

PARCEL 4483 WF.

THE KING'S HIGHWAY N2 11

COLLINS

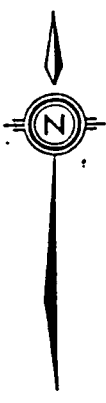
PART 1 (36R-5686)

LOT 21



FROM "RH" TO "C6SP.54"

PARCEL 4459 WF.



This is Schedule " C "

To By-law No. 78-98

Passed the 10th day of August

19 98.

John Edwards
MAYOR

[Signature]
DEPUTY CITY CLERK

SCHEDULE TO "HIGHWAY COMMERCIAL SPECIAL ZONE NO. 54 (C6 Sp.54)"

