

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 79-96**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON HAMMOND STREET FROM A "LIGHT INDUSTRIAL TWO (M2)" ZONE TO AN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 25 (MC SP.25)" AS WELL AS AMENDING THE LEGAL DESCRIPTION, PERMITTED USES AND REGULATIONS CONTAINED WITHIN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 25 (MC SP.25)" (BELISLE INVESTMENTS/512013 ONTARIO INC.)**

**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-52" of By-law No. 28-80 pursuant to Section 34 of the Planning Act, R.S.O. 1990.

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

- 1) Schedule "B-52" of By-law No. 28-80 is amended by changing the zoning designation of the properties shown on Schedule "A" attached hereto (which properties are more particularly described as Lots 482 and 483, Plan M-189) along Hammond Street in the City of North Bay shown as hatched on Schedules "B" and "C" attached hereto from a "Light Industrial Two (M2)" zone to an "Industrial Commercial Special Zone No. 25 (MC Sp.25)".
- 2) Section 11 of By-law No. 28-80 is amended by deleting subsection 11.4.25 in its entirety and replacing it with the following new Section 11.4.25:
  - "11.4.25 "Industrial Commercial Special Zone No. 25 (MC Sp.25)"
  - 11.4.25.1 The property description of this "Industrial Commercial Special Zone No. 25 (MC Sp.25)" is Lot 26 and Part of Lots 41, 42 and 43, Plan 76 and Lots 479, 480, 481, 482, 483 and Part Lots 476, 477, and 478, Plan M-189 along Hammond Street and Fisher Street in the City of North Bay as shown on the attached Schedules and Schedules "B-51" and "B-52".
  - 11.4.25.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 25 (MC Sp.25)" except for the following uses:

- warehousing, storage and retail sales of flooring and textile products;
- home renovation and improvement shops;
- auto dealerships and service establishments;
- service establishments that are not obnoxious;
- banks;
- hotels and motels;
- public garages;
- service stations and gas bars;
- all those uses permitted in the "Light Industrial One (M1)" zone;
- one (1) apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.4.25.2(b) The regulations for this "Industrial Commercial Special Zone No. 25 (MC Sp.25)" are as follows:

- i) The minimum front yard setback shall be nil;
- ii) the minimum easterly side yard setback shall be nil;
- iii) the minimum westerly side yard setback shall be nil;
- iv) the minimum rear yard setback shall be nil.

11.4.25.3 The use of land or buildings in this "Industrial Commercial Special Zone No. 25 (MC Sp.25)" 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 revised "Schedule to Industrial Commercial Special Zone No. 25 (MC Sp.25)" 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 person prescribed by Regulation 920, R.R.O. 1990.  
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 are required by the Act is completed, setting out the objections 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 6th DAY OF AUGUST

1996.

READ A SECOND TIME IN OPEN COUNCIL THE 30th DAY OF SEPTEMBER

1996.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 30th DAY

OF SEPTEMBER 1996.

  
MAYOR

  
CITY CLERK

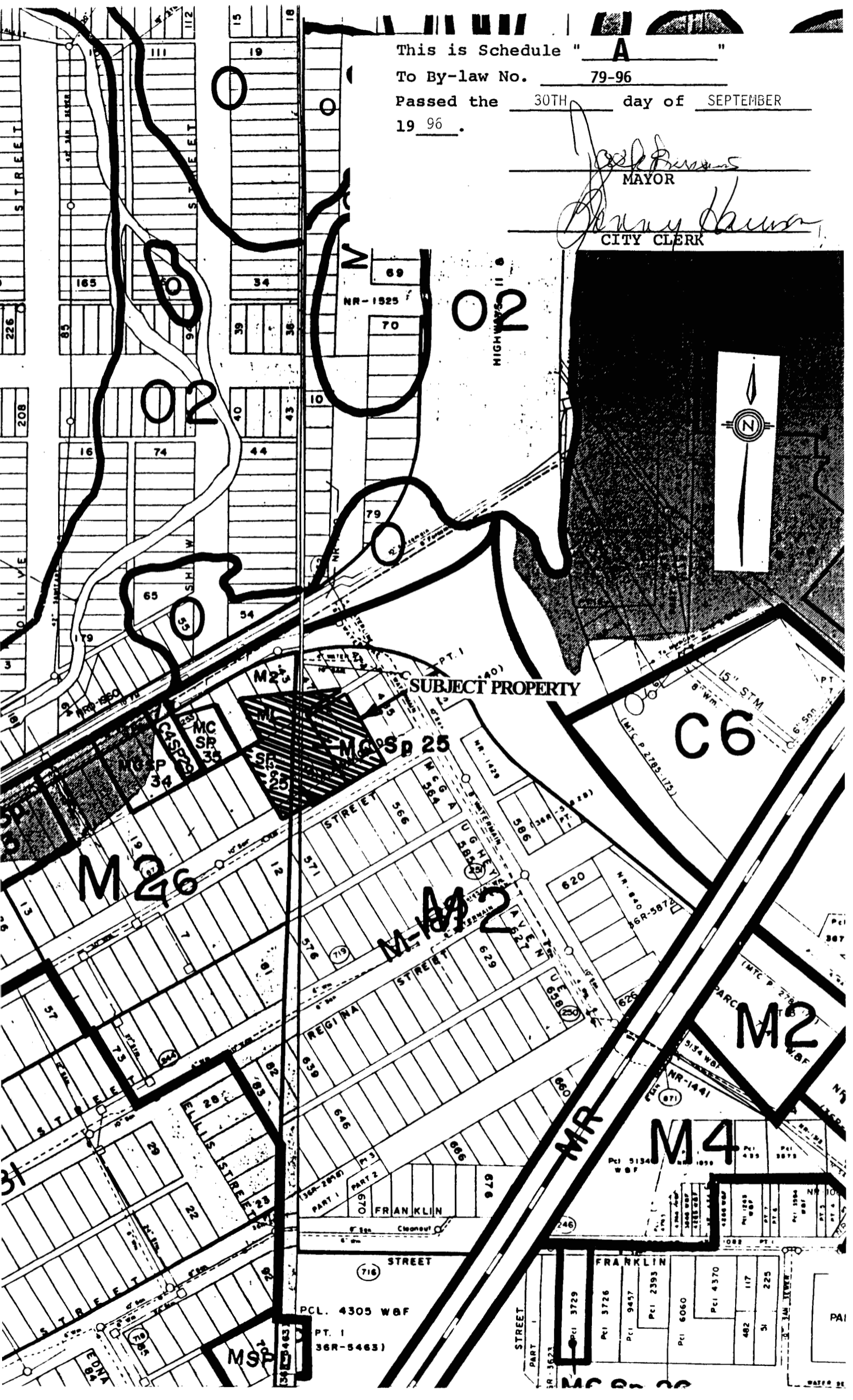
This is Schedule " A "

To By-law No. 79-96

Passed the 30TH day of SEPTEMBER

19 96

*Bob Parsons*  
MAYOR  
*Denny Hansen*  
CITY CLERK



SUBJECT PROPERTY



PCL. 4305 W&F  
PT. 1  
36R-5463)

FRANKLIN  
PCL 3726  
PCL 9457  
PCL 2393  
PCL 6060  
PCL 4370  
482 117 225

C6

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M4

M-1002

M246

M25

M25

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PCL 3726  
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36R-5463)

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This is Schedule "B"

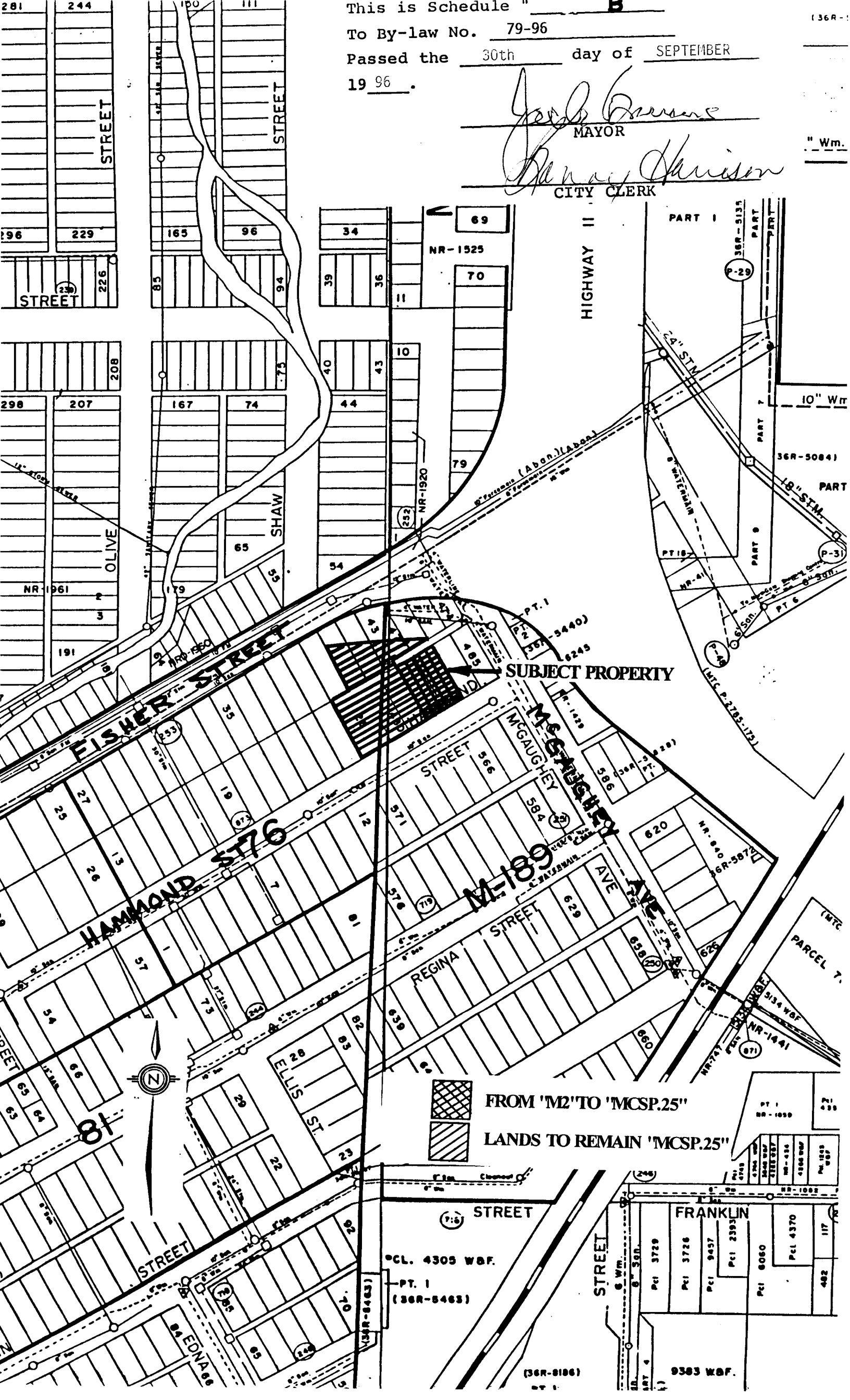
To By-law No. 79-96

Passed the 30th day of SEPTEMBER 19 96 .

*Joseph Brown*  
MAYOR

*Ronny Harrison*  
CITY CLERK

" Wm.



SUBJECT PROPERTY

FROM 'M2' TO 'MCSP.25'

LANDS TO REMAIN 'MCSP.25'

CL. 4305 W&F.

PT. I  
(36R-5465)

(36R-8186)

9383 W&F.

This is Schedule " C "

To By-law No. 79-96

Passed the 30th day of SEPTEMBER

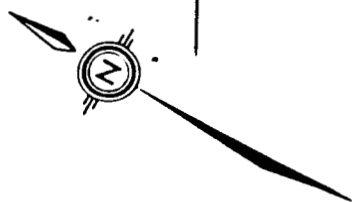
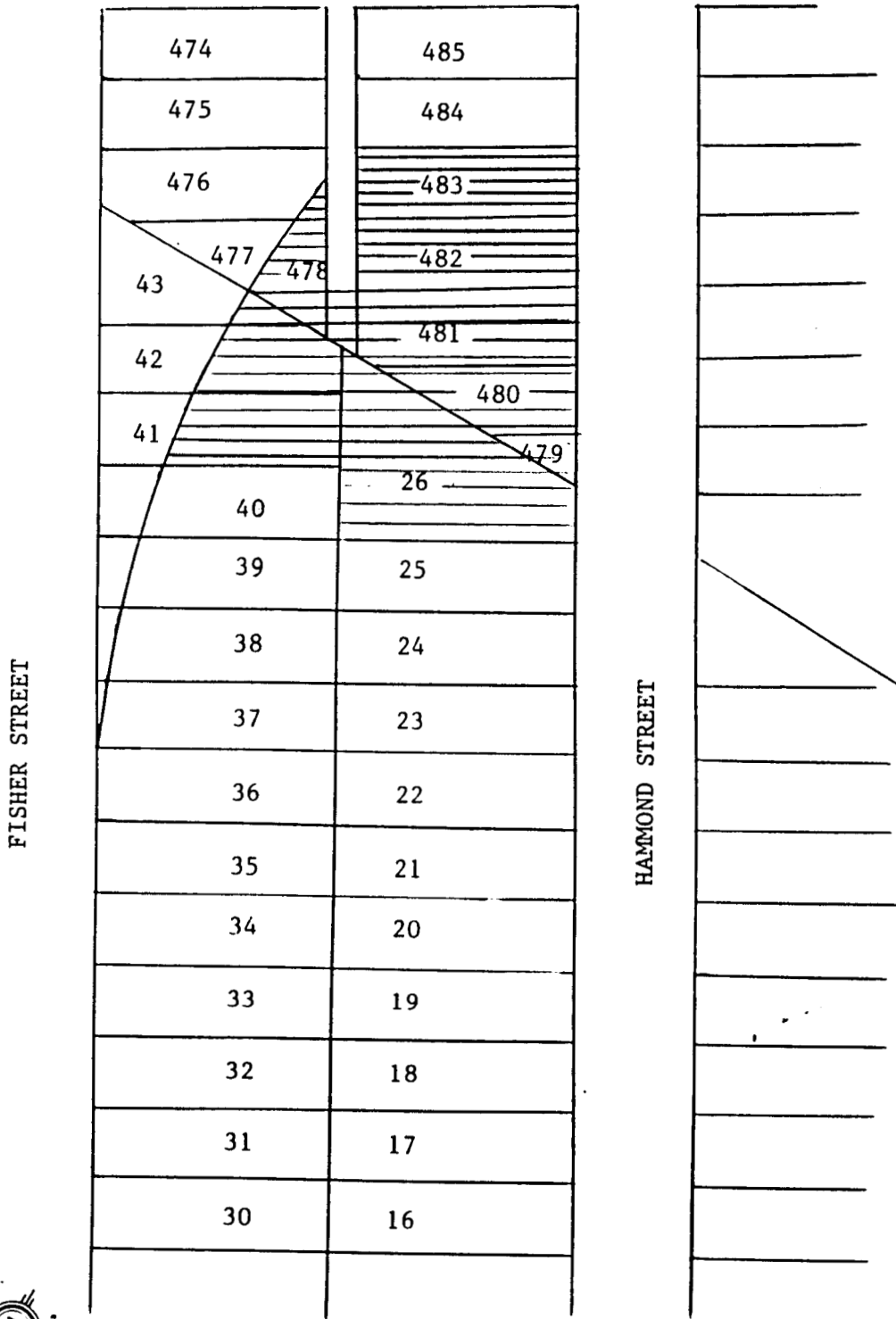
19 96 .

*Jack Burns*  
 \_\_\_\_\_  
 MAYOR

*Dan Murphy*  
 \_\_\_\_\_  
 CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 25 (MC Sp.25)"

McGAUGHEY AVENUE



0 100  
FEET