

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 158-83

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS AT MAIN STREET AND SHERBROOKE STREET FROM C2 TO "COMMERCIAL SPECIAL ZONE NO. 16 (C.2 SP.16)" (JOHN'S PLUMBING AND HEATING)

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-50" of By-law No. 28-80 pursuant to Section 34 of the Planning Act;

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

1. Schedule "B-50" 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 Lot 27 and Part of Lot 26, Plan 10, along Main Street, Sherbrooke Street and Oak Street in the City of North Bay, shown as hatched on Schedule "B" attached hereto), from a "General Commercial Outer Core (C.2)" Zone to a "Commercial Special Zone No. 16 (C.2SP.16)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof, the following Section 11.3.16:  
"11.3.16" Commercial Special Zone No. 16 (C.2 Sp.16)"
  - 11.3.16.1 The property description of this "Commercial Special Zone No. 16 (C.2 Sp.16)" is:  
Lot 27 and part of Lot 26, Plan 10 along Main Street, Sherbrooke Street and Oak Street, in the City of North Bay as shown on the attached Schedule and Schedule "B-50".
  - 11.3.16.2 (a) No person shall use land or erect or construct any building or structure in this "Commercial Special Zone No. 16 (C.2 Sp.16)" Zone except for the following uses:

Animal Hospitals;  
Automobile Service Stations;  
Banks;  
Business Offices;  
Bus Stations;  
Financial Institutions;  
Food Stores;  
Funeral Homes;  
Hotels, Motels;  
Local Retail Stores;  
Open Air Markets;  
Places of Entertainment;  
Professional Offices;  
Public and Private Parks;  
Public and Private Parking Areas;  
Repair Garage (Body Shop);  
Restaurants and Taverns;  
Retail Stores;  
Service Establishments that are not obnoxious;  
Wholesale Uses;  
Fifteen (15) dwelling units connected to and forming an intergral part of the commercial building provided that they do not exceed three hundred and twenty-five (325) percent of the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building and the dwelling units are located above and or at the rear of the business premises.  
Clubs and Fraternal Organizations;  
Places of Worship;  
Public and Private Hospitals;  
Institutional Uses.

- (b) The regulations for this "Commercial Special Zone No. 16 (C.2 Sp.16)" Zone are as follows:
- (i) Maximum Lot coverage shall be seventy-five (75) percent;
  - (ii) The setback from the front lot line shall be nil;
  - (iii) The setback from the side lot line shall be nil;
  - (iv) The setback from the rear yard lot line shall be nil;
  - (v) The minimum number of off street parking spaces shall be fourteen (14).

11.3.16.3 The use of land or buildings in this "Commercial Special Zone No. 16 (C.2 Sp.16) Zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

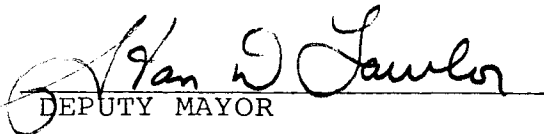
3. Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Commercial Special Zone No. 16 (C.2 Sp.16)" as shown on Schedule "C" to this By-law.

4.(a)Written 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 7TH DAY OF NOVEMBER 1983.  
READ A SECOND TIME IN OPEN COUNCIL THE 16TH DAY OF JANUARY 1984.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 16TH DAY OF  
JANUARY 1984.

  
DEPUTY MAYOR

  
CITY CLERK

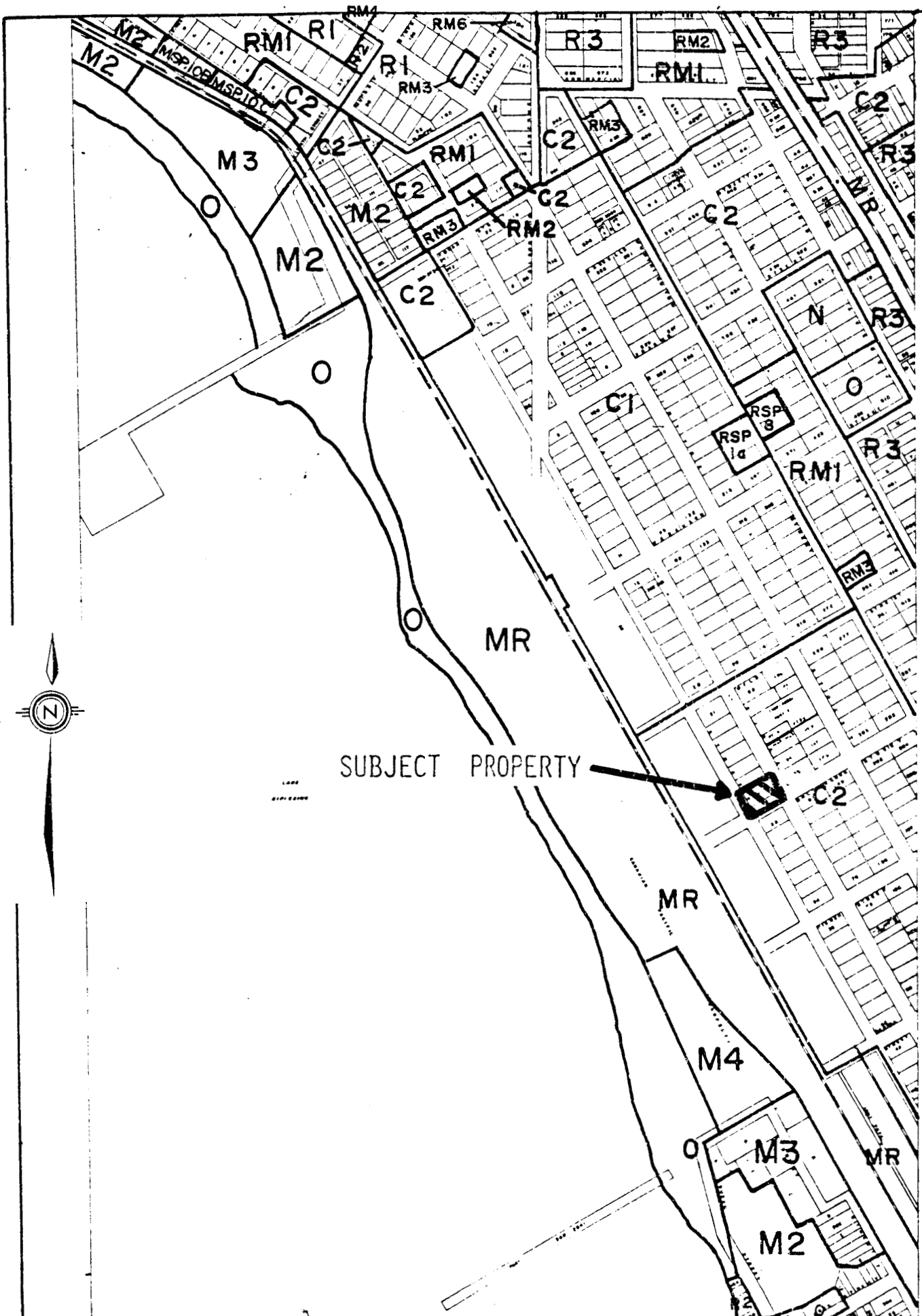
This is Schedule "     A     "

To By-law No.     158-83    

Passed the     16th     day of     January    ,  
19    84    .

*Jan W. Jewler*  
DEPUTY MAYOR

*[Signature]*  
CITY CLERK



<b>SCHEDULE</b>	<b>CITY OF NORTH BAY</b>
B - 50	<b>ZONING BY-LAW N° 28-80</b>
0 100m	11-79

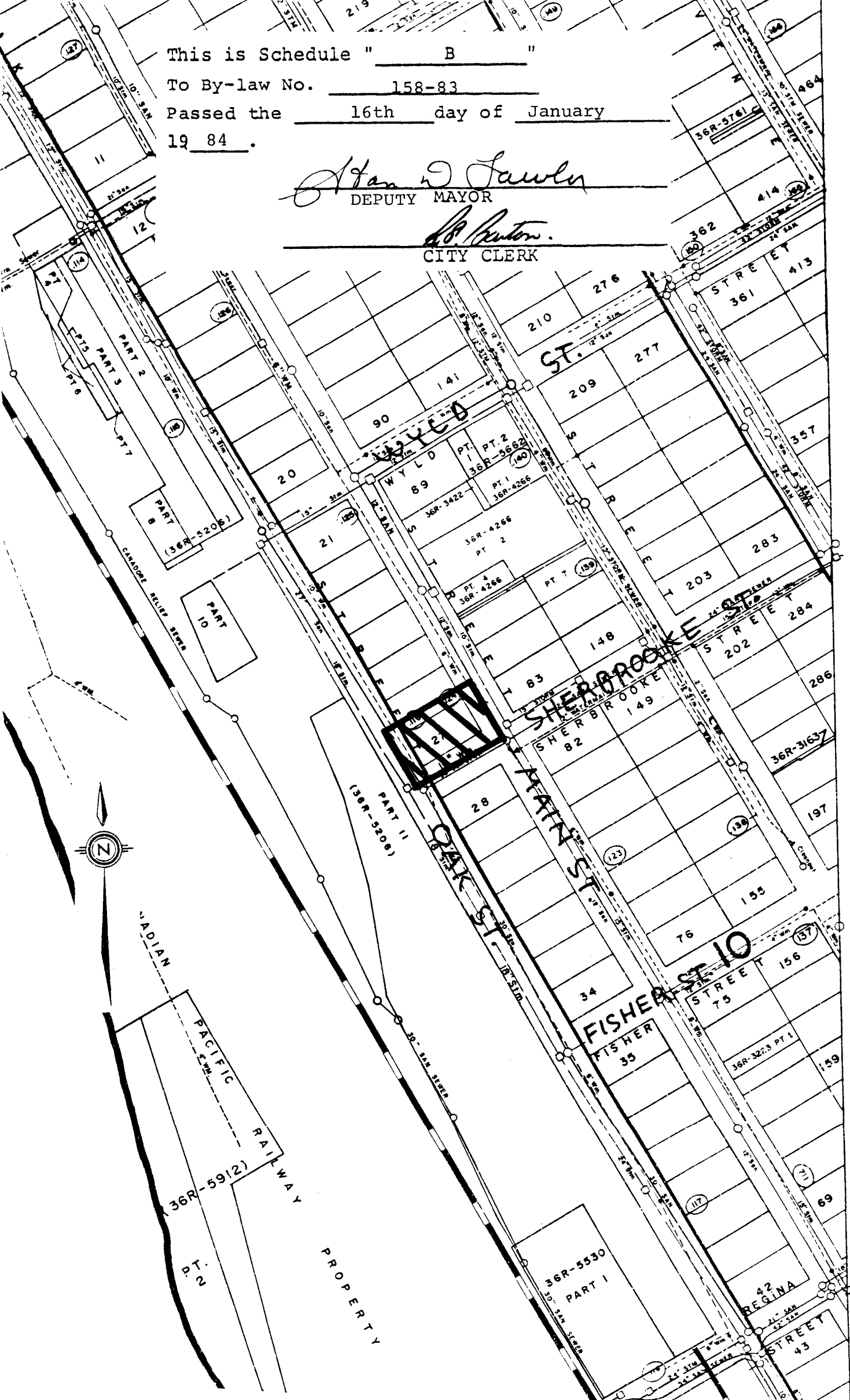
This is Schedule " B "

To By-law No. 158-83

Passed the 16th day of January  
19 84 .

*Alan D. Lawler*  
DEPUTY MAYOR

*A.P. Burton*  
CITY CLERK



FROM "GENERAL COMMERCIAL OUTER CORE(C.2)" ZONE TO  
"COMMERCIAL SPECIAL ZONE NO. 16(C.2SP.16)"

This is Schedule "  C  "

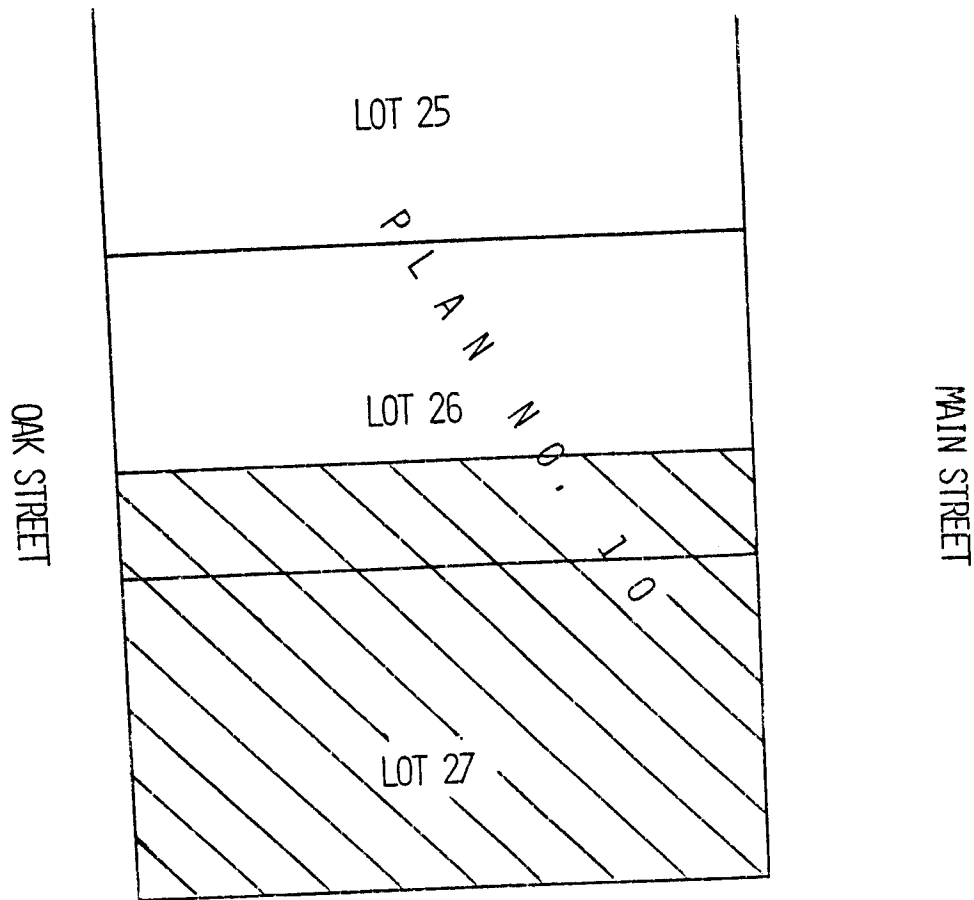
To By-law No.  158-83

Passed the  16th  day of  January ,  
19  84 .

Stan D. Jewlor   
DEPUTY MAYOR

A.B. Benton   
CITY CLERK

SCHEDULE TO "COMMERCIAL SPECIAL ZONE NO. 16(C.2SP.16)"



SHERBROOKE STREET

