

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 73-85

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS AT TROUT LAKE ROAD FROM C.4 TO "COMMERCIAL SPECIAL ZONE NO. 18 (C.4 SP.18)" (HEBERT)

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-44" 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-44" 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 Parcel 3190 W&F along Trout Lake Road in the City of North Bay, shown as hatched on Schedule "B" attached hereto), from a "District Commercial (C.4)" Zone to a "Commercial Special Zone No. 18 (C.4 SP.18)" Zone.

2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof, the following Section 11.3.18:

"11.3.18: Commercial Special Zone No. 18 (C.4 Sp.18)"

11.3.18.1 The property description of this "Commercial Special Zone No. 18 (C.4 Sp.18)" is:

Parcel 3190 W&F, along Trout Lake Road in the City of North Bay as shown on the attached Schedule and Schedule "B-44".

11.3.18.2 (a) No person shall use land or erect or construct any building or structure in this "Commercial Special Zone No. 18 (C.4 Sp.18)" Zone except for the following uses:

Automobile Service Station or Gas Bar;
Banks;
Business Offices;
Financial Institutions;
Food Stores;
Local Retail Stores;
Public and Private Parking Areas;
Place of Entertainment;

Hotels, Motels;
Professional Offices;
Restaurants and Taverns;
Retail Stores;
Service Establishments that are
not obnoxious;
Dwelling units connected to and
forming an integral part of the
commercial building provided that
access to the dwelling units is
separate from the access to the
commercial portion of the building;
Club and Fraternal Organizations.

(b) The regulations for this "Commercial
Special Zone No. 18 (C.4 Sp.18)" Zone are
as follows:

- (i) Maximum lot coverage shall be
twenty-five (25) percent;
- (ii) The setback from the front lot line
shall be a minimum of fifteen (15)
metres;
- (iii) The setback from the easterly side lot
line shall be a minimum of one and
eight-tenths (1.8) metres;
- (iv) The setback from the westerly side lot
line shall be a minimum of one and
eight-tenths (1.8) metres;
- (v) The setback from the rear yard lot line
shall be a minimum of ten and five tenths
(10.5) metres;

11.3.18.3 The use of land or buildings in this "Commercial
Special Zone No. 18 (C.4 Sp.18)" Zone shall conform
to all other regulations of this By-law except as
hereby expressly varied."

3.a) Notice of this By-law shall be given by the Clerk in the manner
and form and to the persons prescribed by Ontario Regulations
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 27TH DAY OF MAY 1985.
READ A SECOND TIME IN OPEN COUNCIL THE 2ND DAY OF JULY 1985.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 2ND DAY OF
JULY 1985.


MAYOR


DEPUTY CITY CLERK

This is Schedule " A "

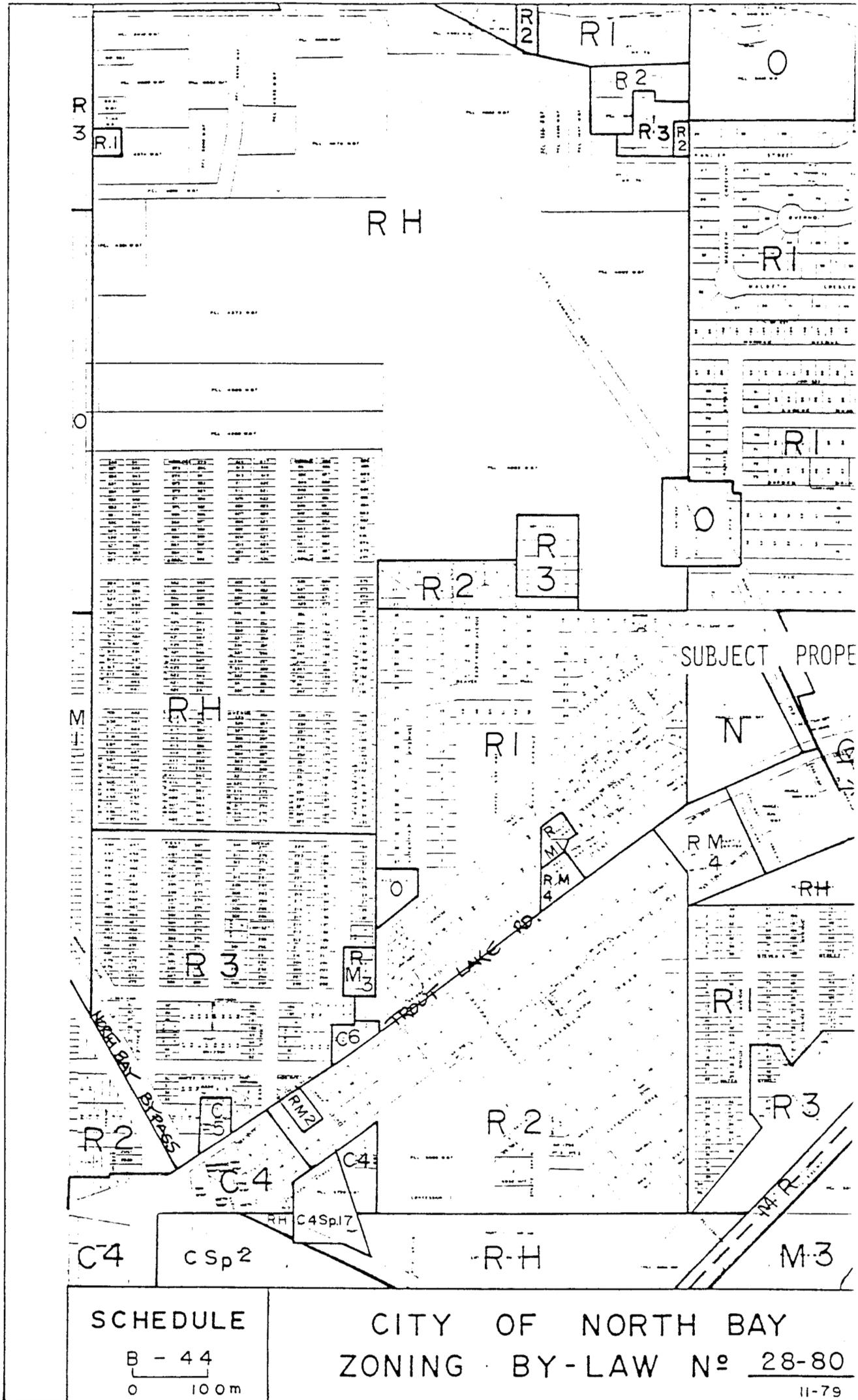
To By-law No. 73-85

Passed the 2nd day of July

19 85 .

Stan D. Lawlor
MAYOR

Bonny Dawson
DEPUTY CITY CLERK



This is Schedule " B "

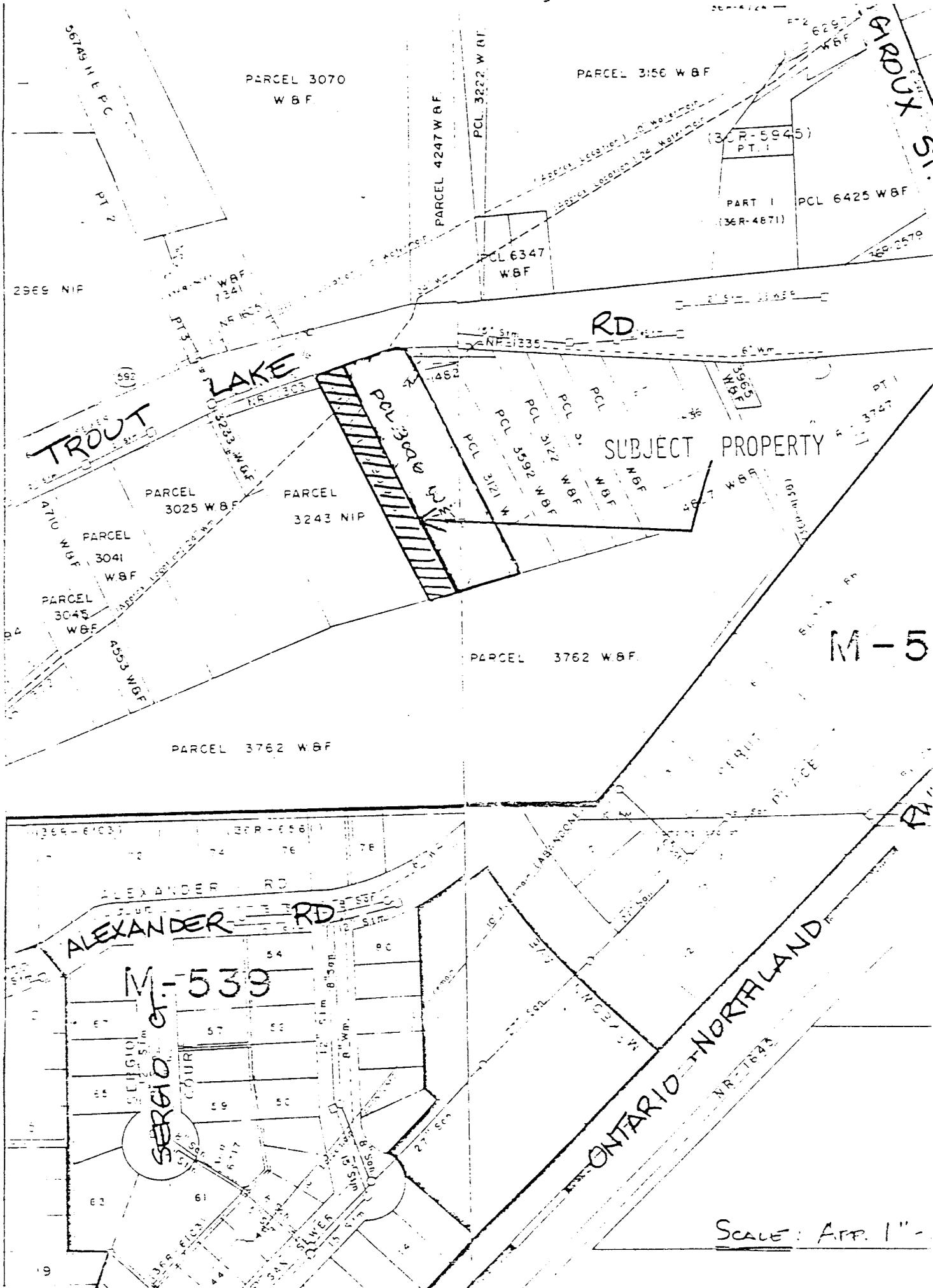
To By-law No. 73-85

Passed the 2nd day of July

19 85.

Stan D. Lawlor
MAYOR

Benny Harrison
DEPUTY CITY CLERK



- FROM "DISTRICT COMMERCIAL" TO A "COMMERCIAL SPECIAL NO. 18" ZONE.

To By-law No. 73-85
Passed the 2ND day of July
19 85.

Stan D. Lawlor
MAYOR
Bonny Kaur
DEPUTY CITY CLERK

SCHEDULE TO "COMMERCIAL SPECIAL ZONE NO. 18 (C.4 SP.18)" .

