

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 108-81

BEING A BY-LAW TO AMEND BY-LAW NO. 9-69 AND
BY-LAW NO. 28-80 OF THE CITY OF NORTH BAY
PURSUANT TO SECTION 35 OF THE PLANNING ACT,
R.S.O. 1970, CHAPTER 349 AND AMENDMENTS
THERE TO

WHEREAS upon the request of the property owner concerned,
and with the approval of the local Planning Board, it is considered
advisable to amend By-Law No. 9-69 and By-Law No. 28-80 of the
City of North Bay to provide for a change in the zone designation
as shown on Schedule "A" which forms part of said By-Law No. 9-69
and Schedule "B-50" which forms part of said By-Law No. 28-80.

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

1. (a) Schedule "A" of By-Law No. 9-69 of the City of North Bay
is amended by changing the zoning designation of the land
shown on Schedule "A" attached hereto and forming part
hereof, being part of Lot 1, Registered Plan 13, from a
"Residential Multiple First Density (RM.1)" Zone to a
"General Commercial (GC)" Zone, as shown on Schedule "B"
attached hereto and forming part hereof.
- (b) Schedule "B-50" of By-Law No. 28-80 is hereby amended by
changing the zoning designation of the land shown on
Schedule "C" attached hereto and forming part hereof,
being part of Lot 1, Registered Plan 13, from a "Resident-
ial Multiple First Density (RM.1)" Zone to a "General
Commercial Outer Core (C.2)" Zone, as shown on Schedule
"D" attached hereto and forming part hereof.
2. (a) No land, buildings or structures shall be erected, altered
or used in such "General Commercial (GC)" Zone unless it
conforms to the following uses:
"General Commercial (GC)" Zone
- (b) 1. Permitted uses in this "General Commercial (GC)"
Zone are:
Commercial: Bus station
Custom Workshop that is
not obnoxious
for goods sold at retail
on the premises;
Hotel, Motel

Commercial: Cont'd...
Offices
Open Air Market
Place of Entertainment or Recreation
Public or Private Parking Area
Restaurant
Retail and Wholesale Trade
within an enclosed building
Service establishment that
is not obnoxious

Residential: 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, and no dwelling units will be
permitted on the ground floor.

Institutional:
Churches
Clubs and Fraternal Organizations

2. No land, buildings or structures shall be erected,
altered or used in this "General Commercial (GC)"
Zone unless it conforms with the following
regulations:

- (i) Maximum Lot Coverage of seventy-five (75) percent
- (ii) Minimum Front Yard setback of Nil
- (iii) Where a side lot line abuts a Residential
Zone, the set back from the said side lot
line shall be a minimum of six tenths (.6)
metres.
- (iv) Where a side lot line abuts a street, the
setback from the said side lot line shall
be nil.
- (v) Where a rear lot line abuts a Commercial or
Industrial Zone, and access is available to
the rear of the building by a public or
private lane, the setback from the said rear
lot line shall be a minimum of two (2) metres.

3. (a) No land, buildings or structures shall be
erected, altered or used in such "General
Commercial Outer Core (C.2)" Zone unless it

3. (a) Cont'd...

conforms to the following uses:

"General Commercial Outer Core (C.2)" Zone

- (b) 1. Permitted uses in this "General Commercial Outer Core (C.2)" Zone are:

Commercial: Animal Hospitals;
Automobile Service Station;
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.

Residential:

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, and no dwelling units shall be permitted on the ground floor.

Institutional:

Clubs and Fraternal Organizations;
Places of Worship;
Public or Private Hospitals;
Institutional Uses;

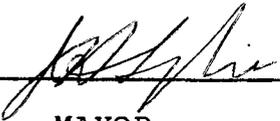
2. No land, buildings or structures shall be erected, altered or used in this "General Commercial Outer Core (C.2)" Zone unless it conforms with the following regulations:

- (i) Maximum lot coverage shall be seventy-five (75) per cent.
- (ii) Minimum front yard setback shall be nil.
- (iii) Where a side lot line abuts a Residential or Open Space Zone, the setback from the said side lot line shall be a minimum of six tenths (.6) metres.

- (iv) Where a side lot line abuts a street, the setback from the said lot line shall be nil.
 - (v) Where a rear lot line abuts a Commercial or Industrial Zone, and access is available to the rear of the building by a public or private lane, the setback from the said rear lot line shall be a minimum of two (2) metres.
4. (a) All land, buildings and structures erected or altered in such "General Commercial (GC)" Zone shall conform to all other applicable provisions of By-Law No. 9-69, except as hereby expressly varied, until By-Law No. 28-80 comes into force.
- (b) All land, buildings and structures erected or altered in such "General Commercial Outer Core (C.2)" Zone shall conform to all other applicable provisions of By-Law No. 28-80, except as hereby expressly varied.
5. (a) Notice of this By-Law shall be given in the manner and form and to the persons prescribed by Ontario Regulation 78/80.
- (b) Where no notice of objection is filed with the Clerk of The Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-Law thereupon comes into force and effect.
- (c) Where notice of objection is filed with the Clerk of The Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, this By-Law shall come into force and effect upon the approval of the

Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 29th DAY OF June 1981.
READ A SECOND TIME IN OPEN COUNCIL THIS 13 DAY OF July 1981.
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS
13th DAY OF July 1981.



MAYOR



CITY CLERK

RM4

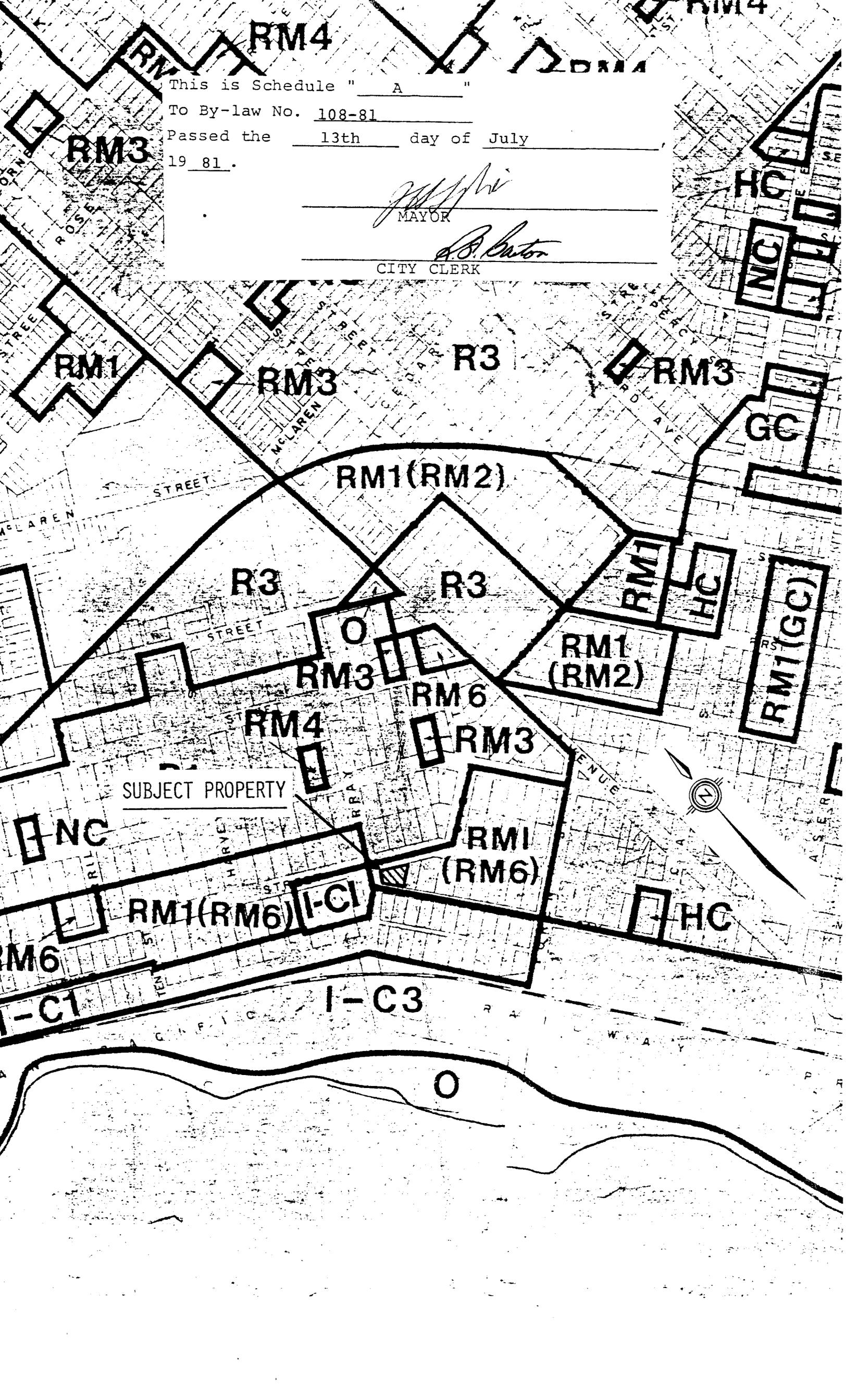
This is Schedule " A "

To By-law No. 108-81

Passed the 13th day of July 19 81.

[Signature]
MAYOR

[Signature]
CITY CLERK



RM3

RM1

RM3

R3

RM3

GC

RM1(RM2)

R3

R3

RM3

RM6

RM1 (RM2)

RM4

RM3

SUBJECT PROPERTY

NC

RM1 (RM6)

RM1(RM6)

I-C1

HC

RM6

I-C1

I-C3

0

This is Schedule " B "

To By-law No. 108-81

Passed the 13th day of July

19 81 .

[Signature]
MAYOR

[Signature]
CITY CLERK

193	194			
134	133	132	131	130

202	203				
129	128	127	126	125	124

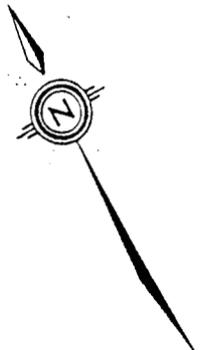
MACINTYRE STREET

93	94	95	96	97
41	40	39	38	37

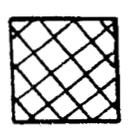
98	99	100	101	102	103
36	35	34	33	32	31

MAIN STREET

"JANIE ARENDE & YE"
"PLOUFFE STREET"



CONCESSION D



FROM "RESIDENTIAL MULTIPLE FIRST DENSITY (RMI)" TO "GENERAL COMMERCIAL (GC)"

LANDS

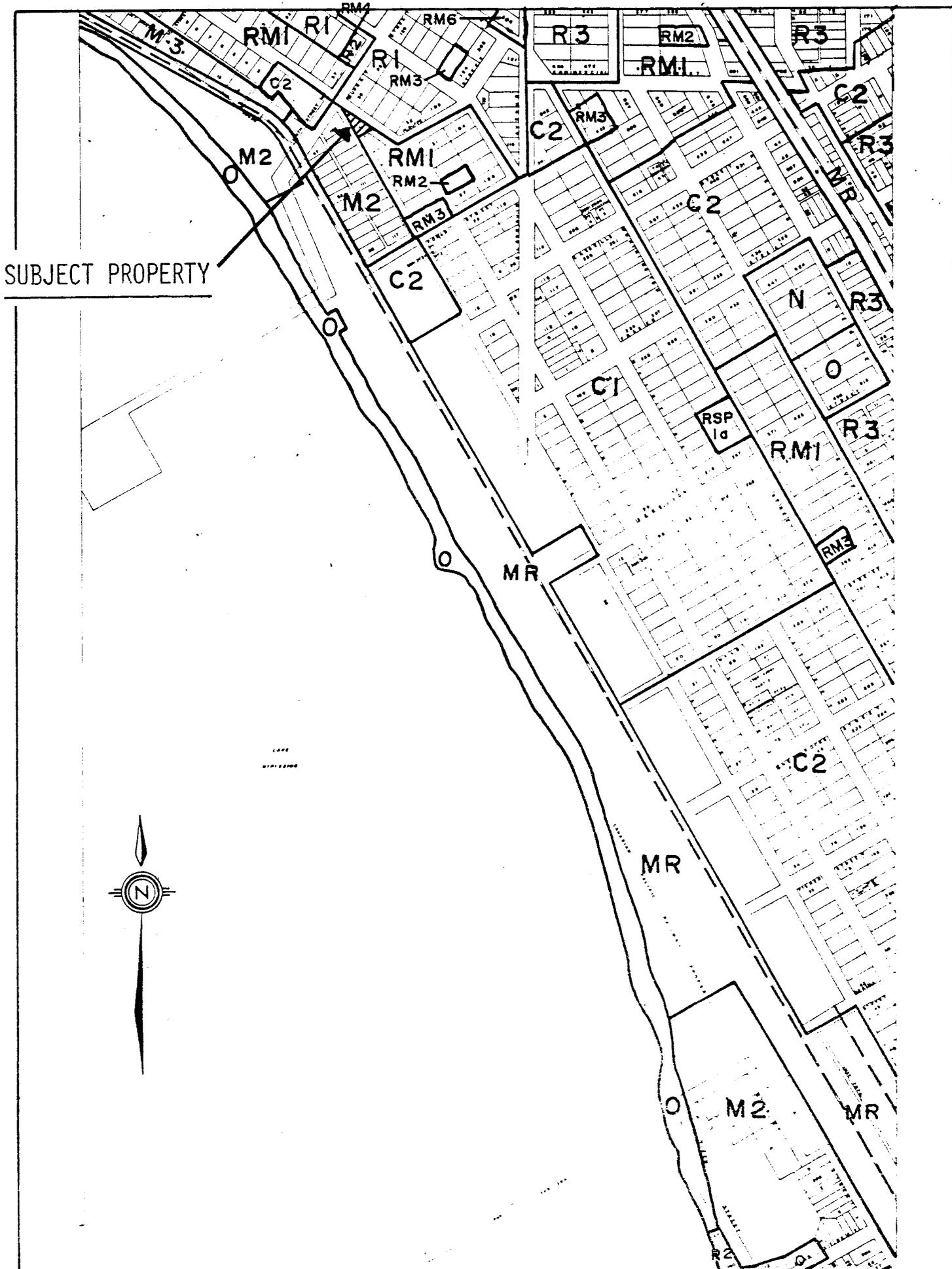
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To By-law No. 108-81

Passed the 13th day of July ,
19 81 .

[Signature]
MAYOR

[Signature]
CITY CLERK



SCHEDULE

B - 50
0 100m

CITY OF NORTH BAY
ZONING BY-LAW N^o 28-80

11-79

194 195
133 132

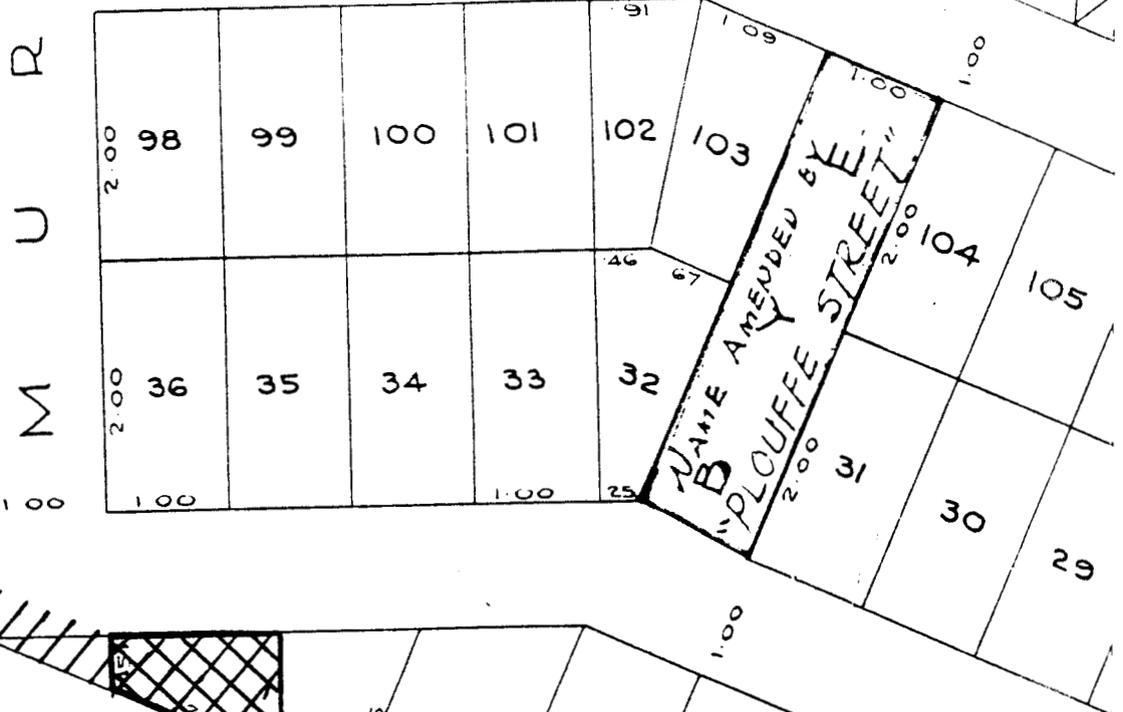
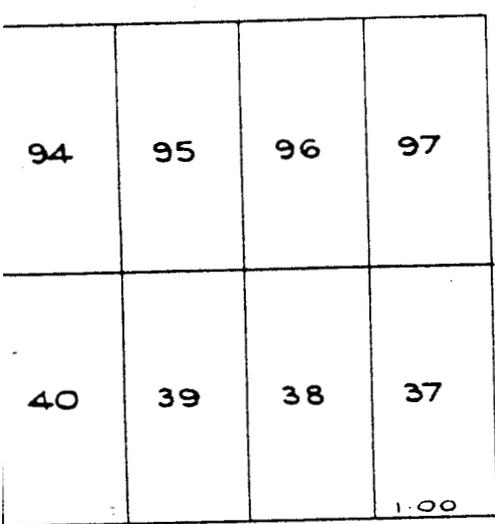
This is Schedule " D "
To By-law No. 108-81
Passed the 13th day of July,
19 81.

203
BY-LAW NO. 108-81
VIDE INST. 59493
122
119

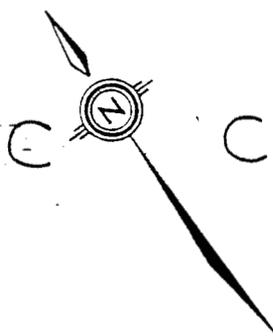
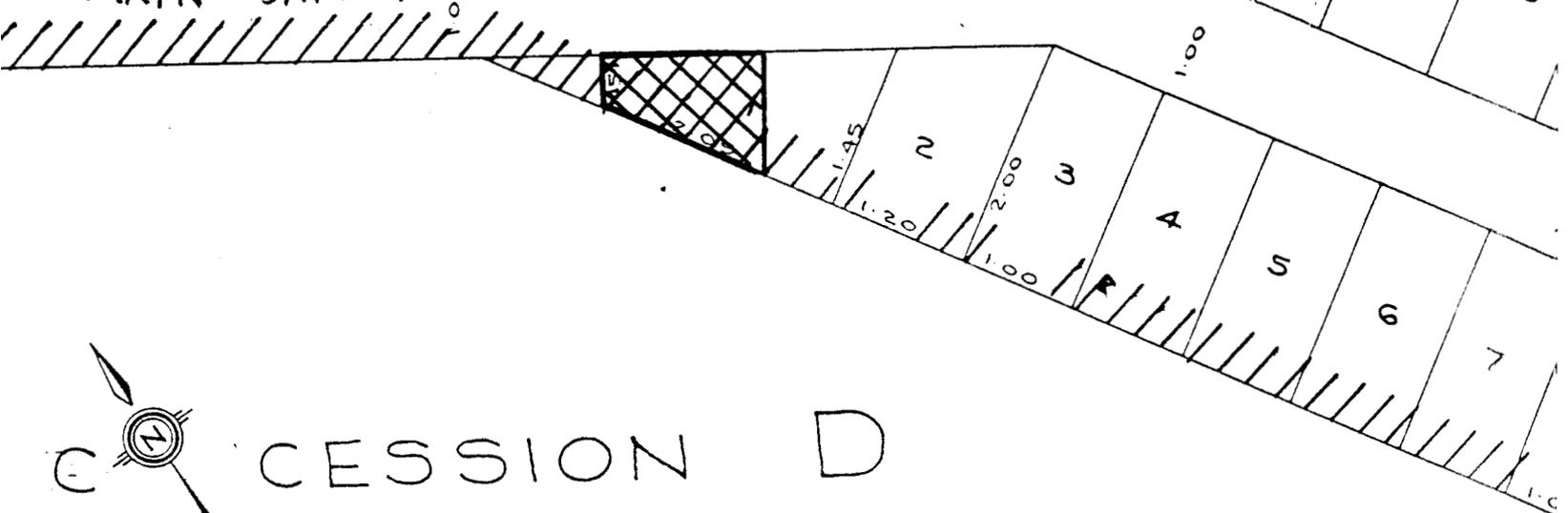
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MAYOR
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CITY CLERK

MACINTYRE

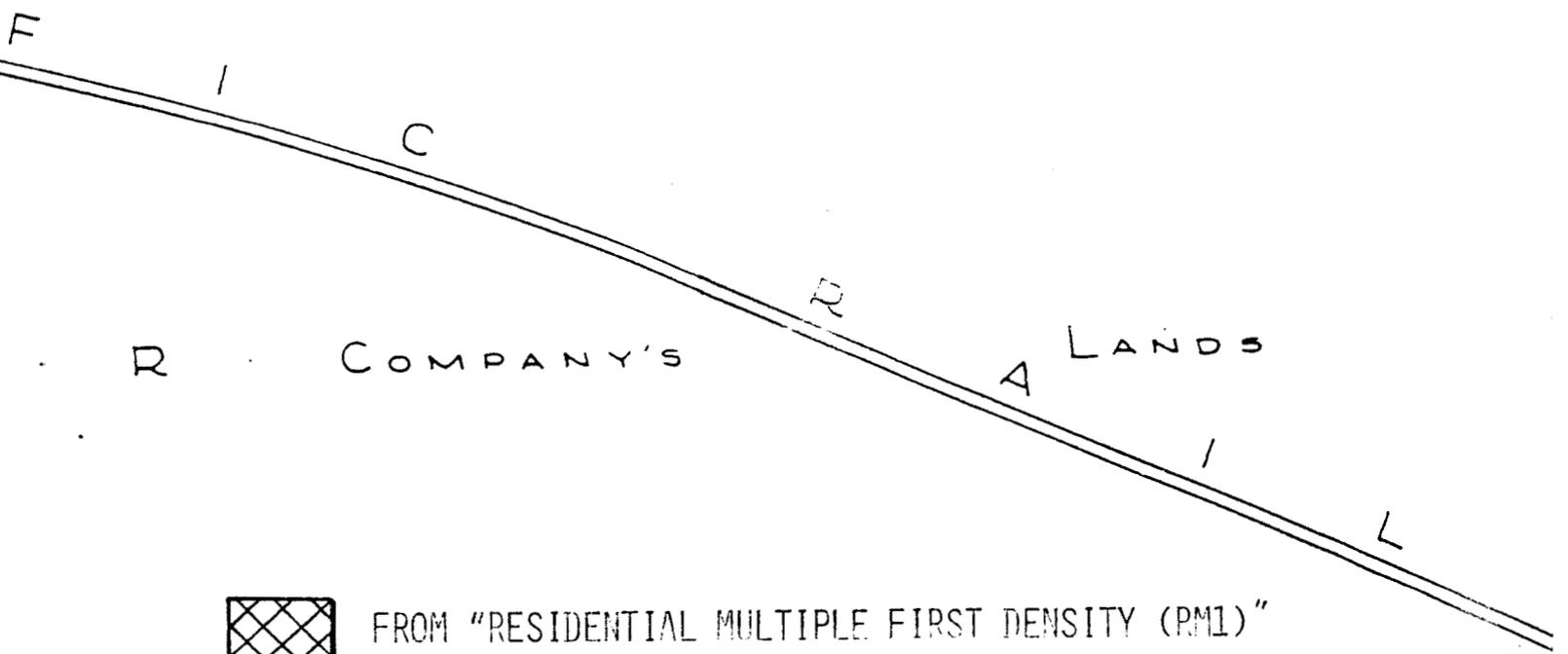
STREET



MAIN STREET



CESSION D



FROM "RESIDENTIAL MULTIPLE FIRST DENSITY (RM1)"
TO "GENERAL COMMERCIAL OUTER CORE (C.2)"