

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 129-81

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, and Part of Lot 2, 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, and part of Lot 2, Registered Plan 13, from a "Residential 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 three tenths (.3) metres.
- (iv) 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 nil.

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

Commercial Cont'd...

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 three tenths (.3) metres.
 - (iv) 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 nil.

4. Pursuant to section 35 (a) of the Planning Act, the lands referred to in section 1 of this By-law are placed under site Plan Control. The subject properties shall be developed in accordance with the provisions of this By-law and attached Site Plan which constitutes schedule "E" to this By-law and forms part hereof, dealing with the prohibition, regulation, use and maintenance of those facilities and matters listed hereunder:
 - (a) The provision of off street parking for not less than seven (6) cars, shown as Item No. 1 on Schedule "E" of this By-law;
 - (b) The provision of a one and five tenth (1.5) metre wide vegetative buffer shown as Item No. 2 on Schedule "E" of this By-law;
 - (c) The provision of ingress and egress from the property shown as Item No. 3 on Schedule "E" of this By-law and
 - (d) The location of a law office shown as Item No. 4 on Schedule "E" of this By-law.
5.
 - (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.
6.
 - (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

6. (b) Cont'd..

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 27th DAY OF JULY 1981.

READ A SECOND TIME IN OPEN COUNCIL THIS 10th DAY OF August 1981.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 10th DAY OF August 1981.



MAYOR



CITY CLERK

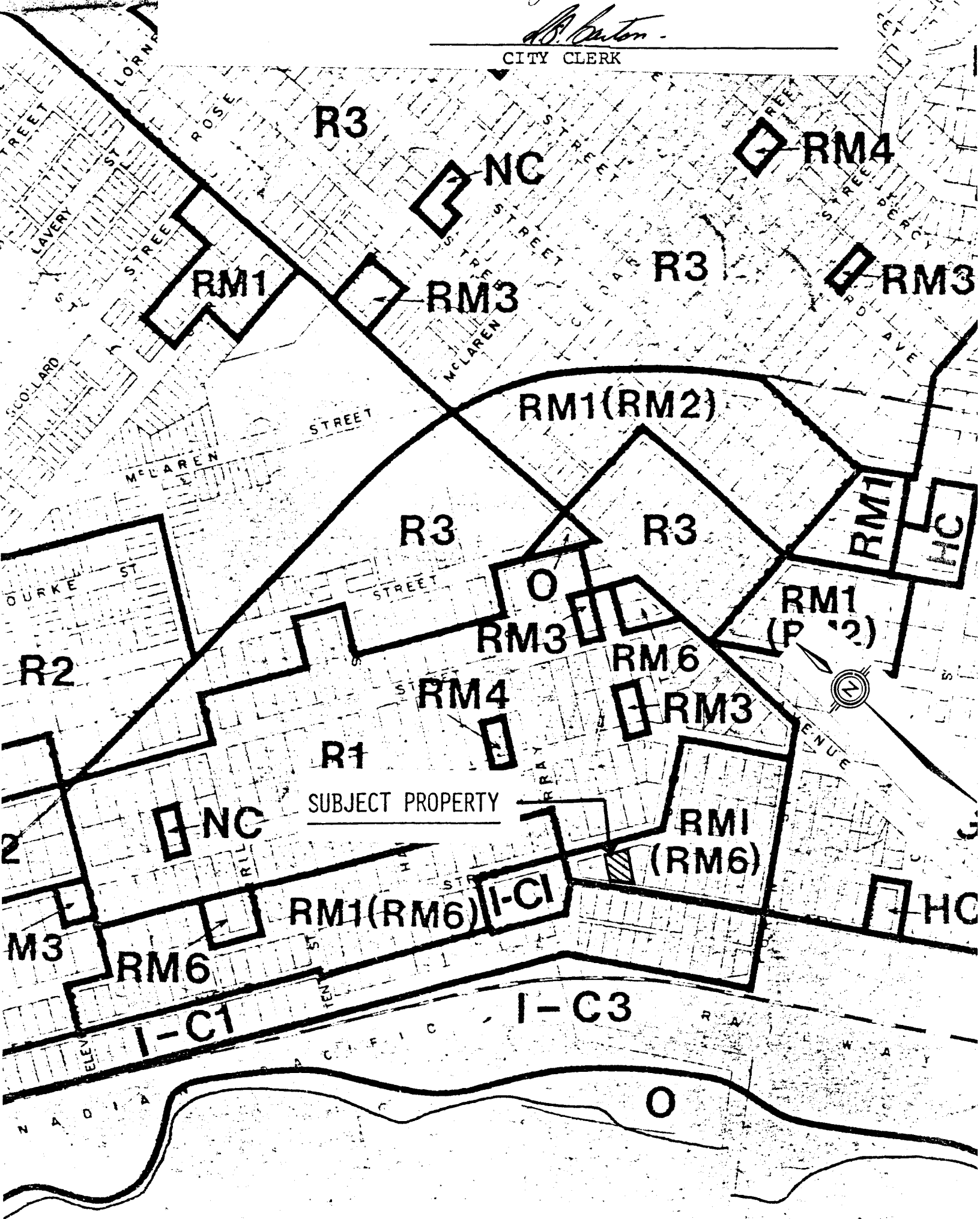
This is Schedule " A "

To By-law No. 129-81

Passed the 10th day of August,
19 81.


MAYOR


CITY CLERK



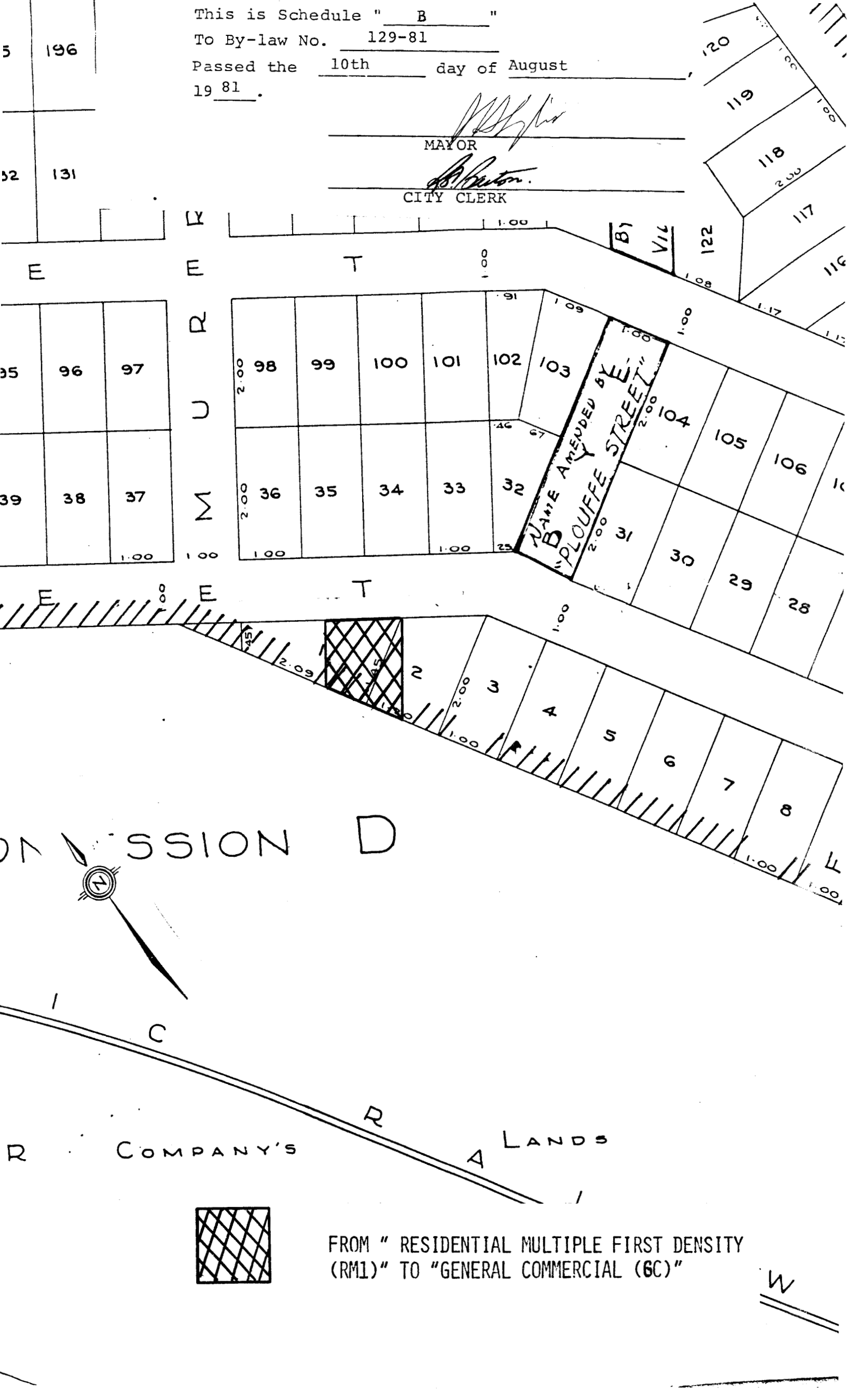
This is Schedule " B "

To By-law No. 129-81

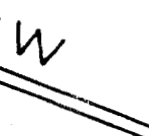
Passed the 10th day of August 19 81.

[Signature]
MAYOR

[Signature]
CITY CLERK



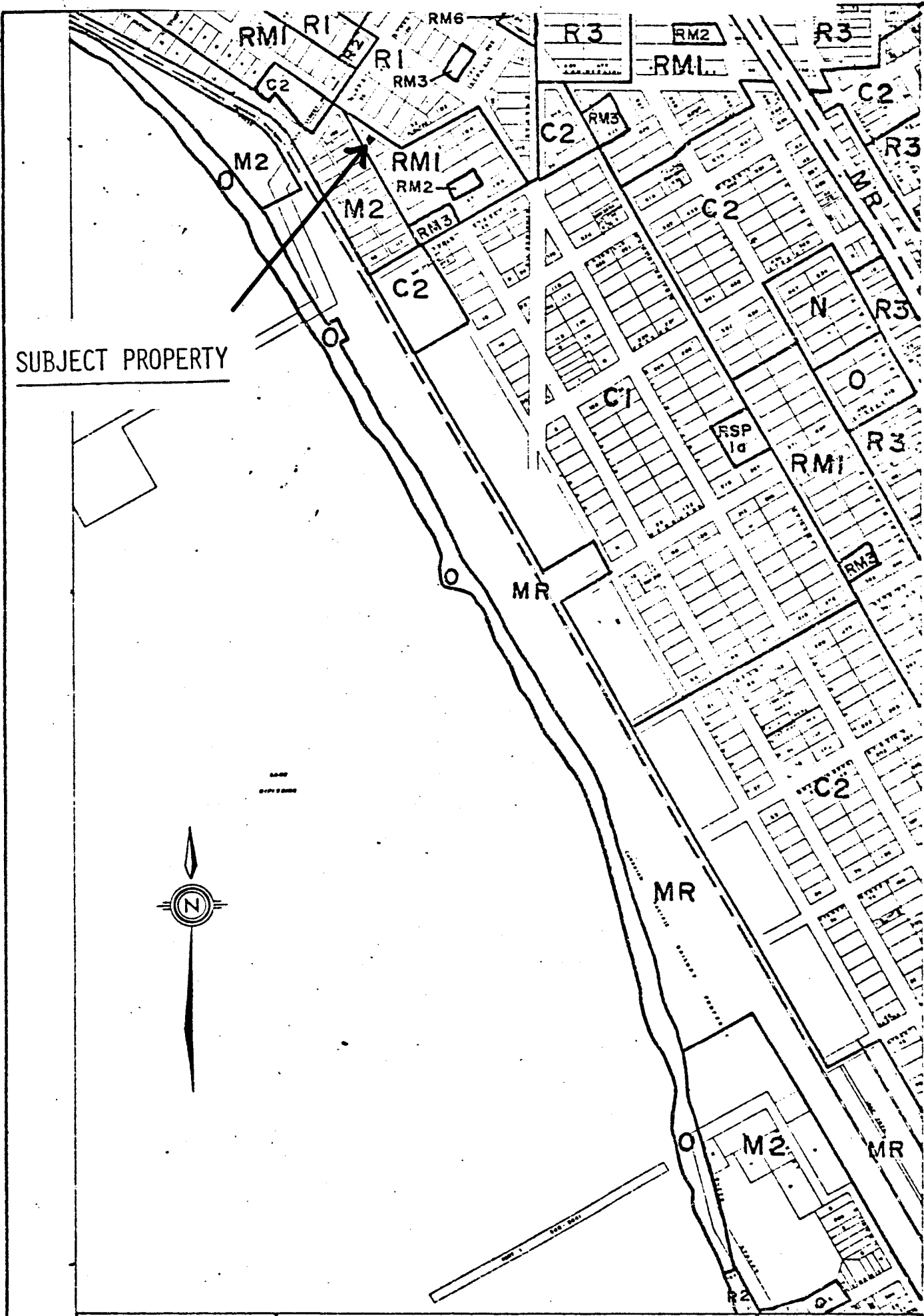
FROM " RESIDENTIAL MULTIPLE FIRST DENSITY (RM1)" TO "GENERAL COMMERCIAL (GC)"



This is Schedule _____
To By-law No. 129-81
Passed the 10th day of August
1981.

[Signature]
MAYOR

[Signature]
CITY CLERK



SUBJECT PROPERTY



SCHEDULE
B - 50
0 100m

CITY OF NORTH BAY
ZONING BY-LAW N^o _____

196 197 198 199 200 201 202 203

This is Schedule " D "

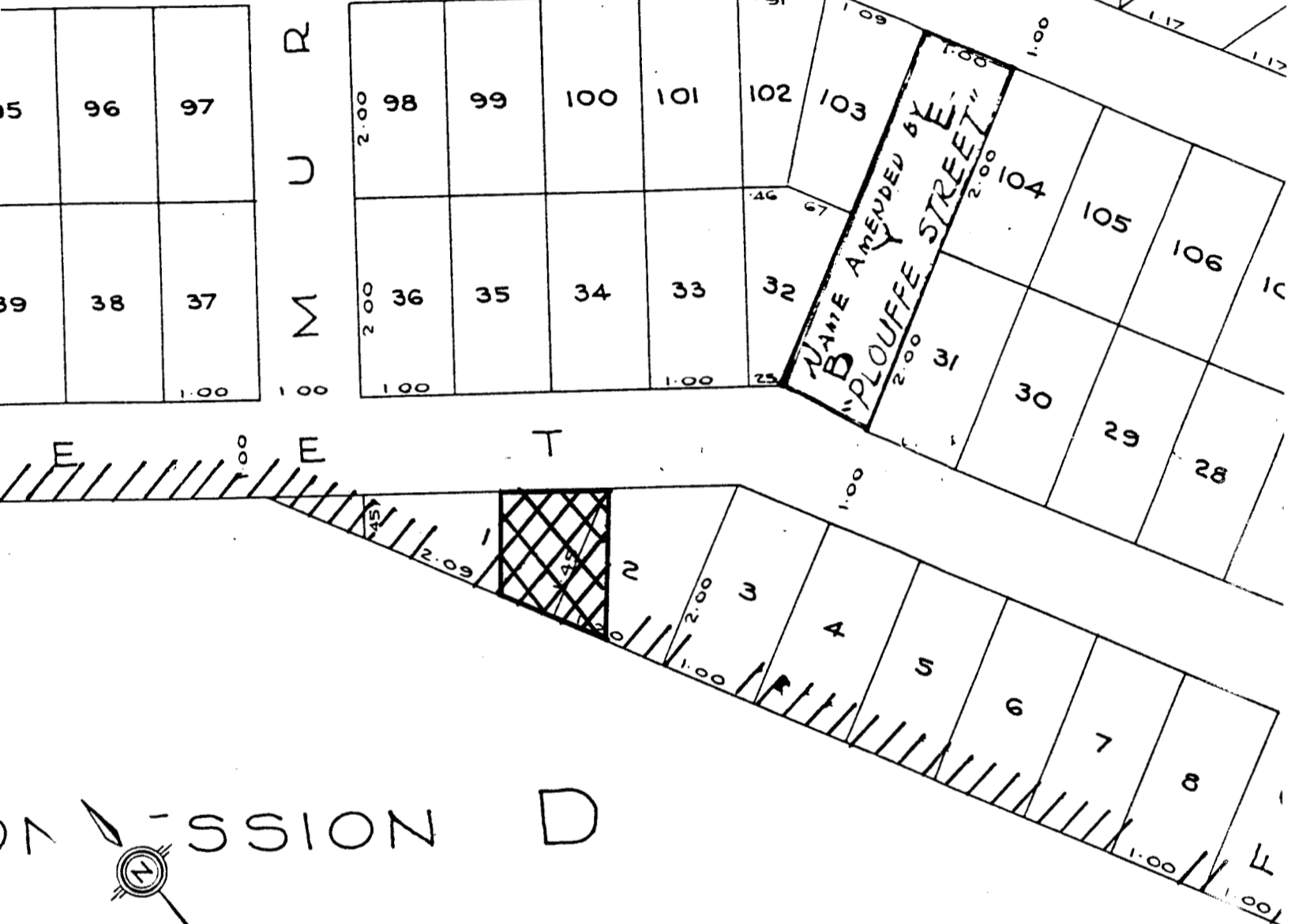
To By-law No. 129-81

Passed the 10th day of August

1981.

MAYOR

CITY CLERK



COMMISSION D

COMPANY'S LANDS

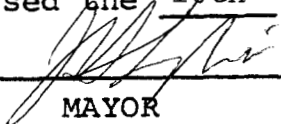


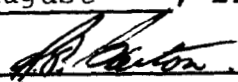
FROM " RESIDENTIAL MULTIPLE FIRST DENSITY (RM1)" TO "GENERAL COMMERCIAL OUTER CORE (C.2)"



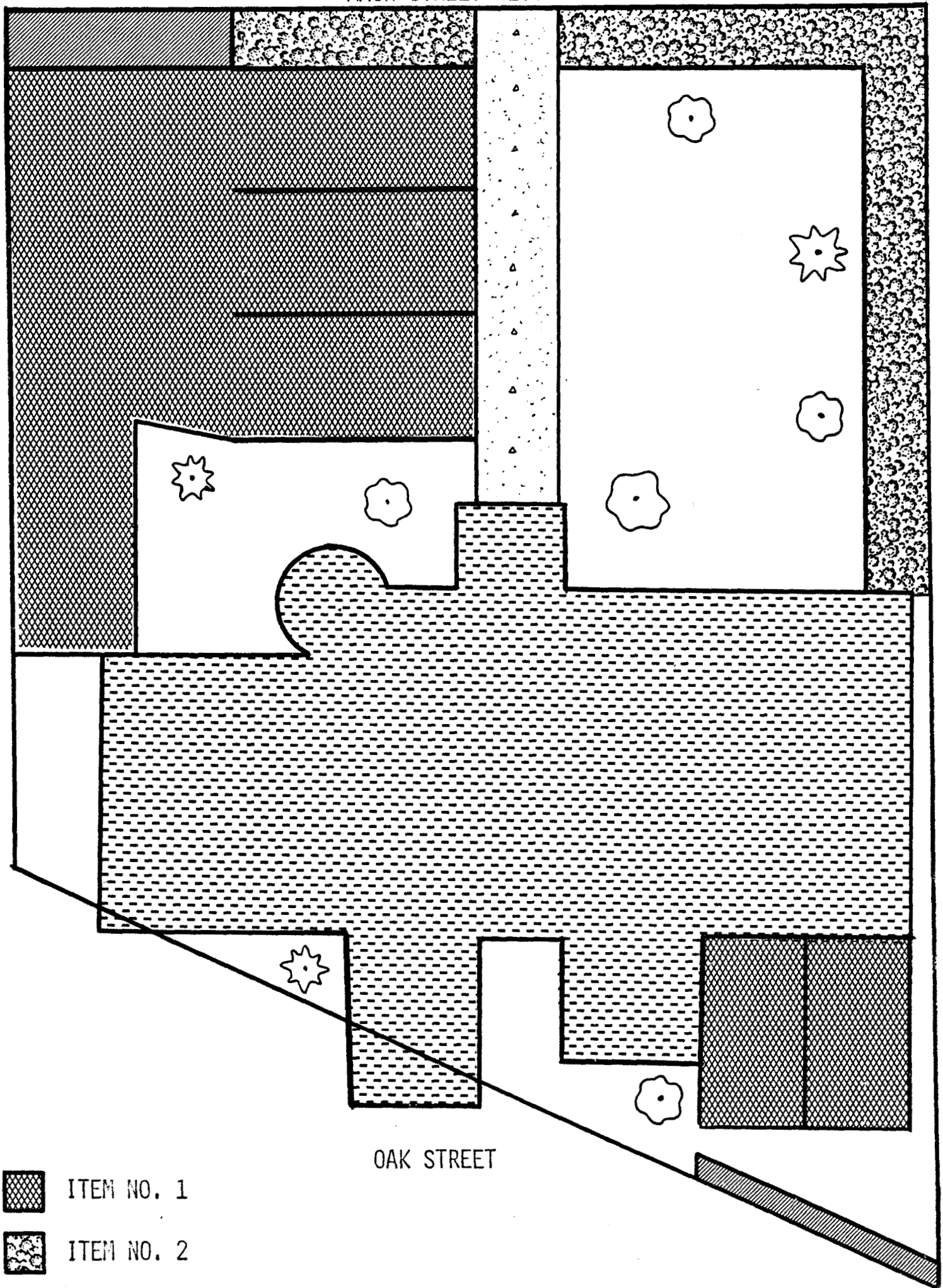
This is Schedule "E" to By-law No. 129-81





Passed the 10th day of August, 1981


MAYOR


CITY CLERK

MAIN STREET WEST



-  ITEM NO. 1
-  ITEM NO. 2
-  ITEM NO. 3
-  ITEM NO. 4

0 3 6
METRES