

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 50-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON COMMERCE COURT
FROM AN "INDUSTRIAL COMMERCIAL (MC)" ZONE
TO A "LIGHT INDUSTRIAL CLASS 2 SPECIAL
ZONE NO. 18 (M.2 SP.18)"
(PROCTOR & REDFERN - UNISEL)

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-53" 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-53" 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 all of Part 1 Plan 36R-3507, save and except that part zoned as Open Space 2, along Commerce Court in the City of North Bay, and shown as hatched on Schedule "B" attached hereto) from an "Industrial Commercial (MC)" Zone to a "Light Industrial Class 2 Special Zone No. 18 (M.2 Sp.18)".
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.18:

"11.4.18 "Light Industrial Class 2 Special Zone No. 18
(M.2SP.18)"

11.4.18.1 The property description of this "Light Industrial Class 2 Special Zone No. 18(M.2SP.18) is all of Part 1 Plan 36R-3507, save and except that part zoned as Open Space 2, along Commerce Court (RM.4SP.40)" as shown on the attached Schedule and Schedule "B-53"

- 11.4.18.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Light Industrial Class 2 Special Zone No.18 (M.2Sp.18)" except for the following uses:

Professional Offices

All uses permitted in a "Light Industrial Two (M.2) Zone" uses including the use of land, building or structure designed for the manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and including food, beverages, tobacco, rubber, leather, textile, knitting, woodworking, or similar industries where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority;

All uses permitted in a "Light Industrial One (M.1) Zone";

Administrative offices associated with and integral with the main use;

One (1) apartment unit within the main building for an essential workman or caretaker;

All permitted uses shall be conducted within an enclosed building or structure with no outside storage permitted.

- (b) The regulations for this "Light Industrial Class 2 Special Zone No.18 (M.2 SP.18)" are as follows:

I. Maximum lot coverage shall be fifty (50) percent;

II. The setback from the front lot line shall be a minimum of fifteen (15) metres;

- (a) Except as required by Sub-clauses (b), (c) and (d), the setback from the side lot line shall be a minimum of four and five tenths (4.5) metres;
- (b) 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 nine (9) metres;
- (c) Where a side lot line abuts a street, the setback from the said side lot line shall be minimum of nine (9) metres;
- (d) Where a side lot line abuts a railway, the setback from the said side lot line may be nil.

III. (a) Except as required by Sub-clauses (b) and (c), the setback from the rear lot line shall be a minimum of twelve (12) metres;

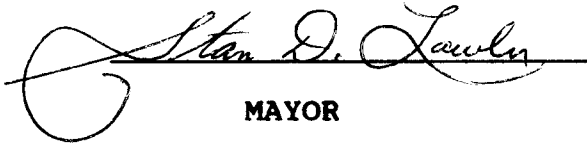
- (b) Where the rear lot line abuts a Residential or Open Space Zone, the setback from the rear lot line shall be a minimum of fifteen (15) metres;

- (c) Where the rear lot line abuts a railway, the setback from the said rear lot line may be nil.

11.4.18.3 The use of land in this "Light Industrial Class 2 Special Zone No.18 (M.2 Sp.18)" 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" Light Industrial Class 2 Special Zone No. 18 (M.2 Sp.18)" 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 persons prescribed by Ontario Regulations 404/83.
- B) Where no notice of appeal is filed with the Clerk of The Corporation of The City of North Bay within twenty (20) 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 as required by the Act is completed, setting out the objection 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.

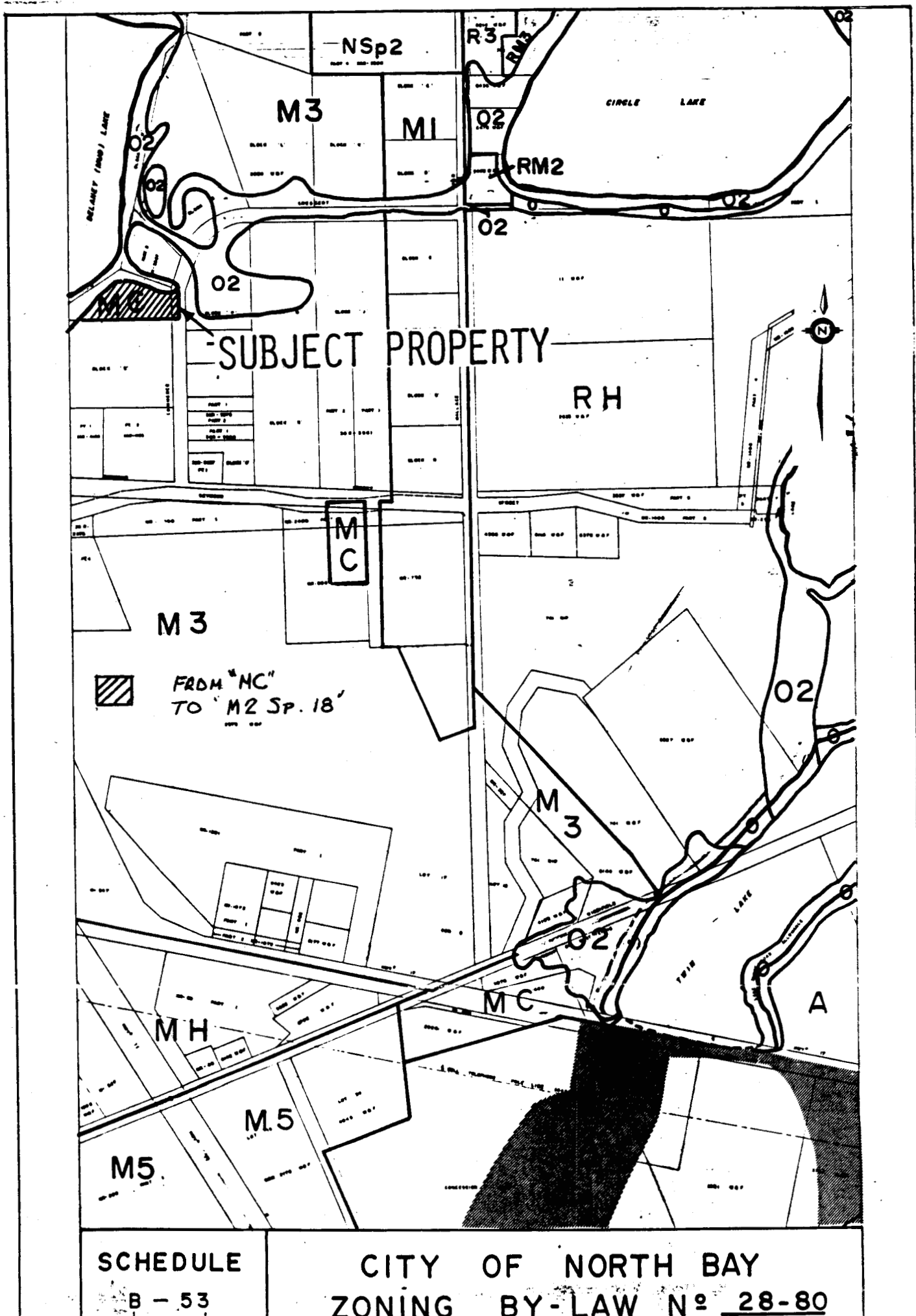
READ A FIRST TIME IN OPEN COUNCIL THE 2ND DAY OF APRIL 1990 .
READ A SECOND TIME IN OPEN COUNCIL THE 17TH DAY OF APRIL 1990 .
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS OF 17TH DAY
OF APRIL 1990 .


MAYOR


DEPUTY CITY CLERK

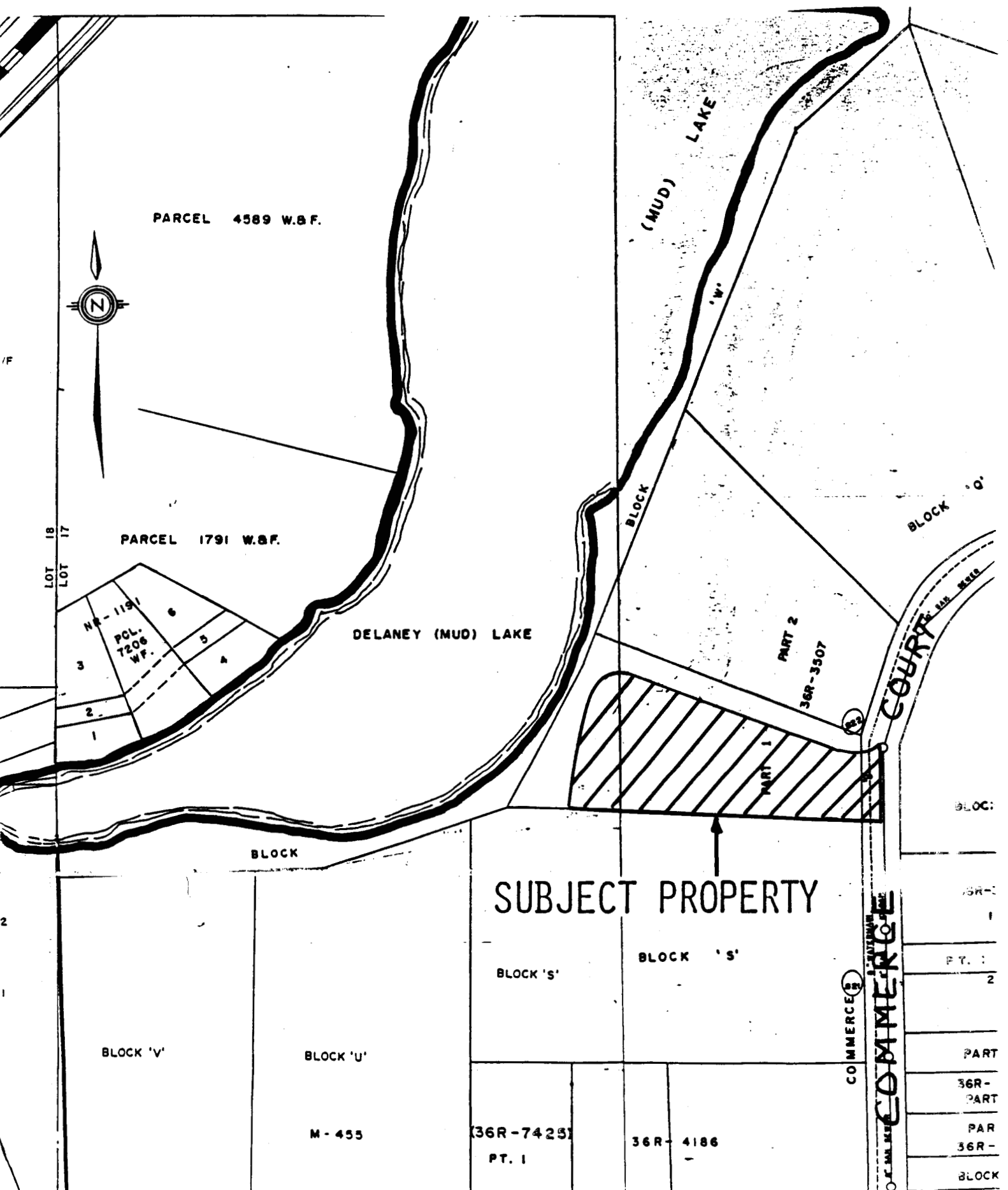
This is Schedule " A "
To By-law No. 50-90
Passed the 17TH day of APRIL,
19 90.

Stan J. Lawler
MAYOR
Dorothy Hawn
DEPUTY CITY CLERK


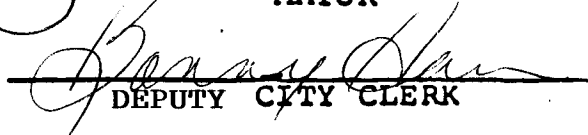


This is Schedule " B "
To By-law No. 50-90
Passed the 17TH day of APRIL
19 90 .

Stan D. Lawler
MAYOR
Henry Chen
DEPUTY CITY CLERK



This is Schedule " C "
To By-law No. 50-90
Passed the 17TH day of APRIL
19 90 .


MAYOR

DEPUTY CITY CLERK

