

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 32-82

BEING A BY-LAW TO AMEND ZONING BY-LAW NO.
1097 TO REZONE CERTAIN LANDS ON McKEOWN AVENUE
FROM R.3 TO C.5 SPECIAL (MONARCH MANAGEMENT)

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. 1097 of the former Township of Widdifield to amend the zone designation as shown on the District Map which forms part of By-Law No. 1097, pursuant to Section 39 of The Planning Act, R.S.O. 1980, Chapter 379;

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

1. The District Map which forms part of By-Law No. 1097 is amended by changing the zoning designation on that parcel of land shown on Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Block 105, Registered Plan No. M-517 in the City of North Bay, from a "Residential Third Density (R.3)" Zone to a "Neighbourhood Commercial Special 2-82 (C.5 Sp. 2-82)" Zone, as shown on Schedule "B" attached hereto and forming part hereof.

2. No building or structure shall be erected or altered and no land shall be used in said "Neighbourhood Commercial Special 2-82 (C.5 Sp. 2-82)" Zone except for the following uses and in conformity with the following regulations:

(i) Permitted Uses: Convenience Stores;
Dry Cleaning Depots;
Local Retail Stores;
Service Establishments that are not obnoxious;
Dwelling Units connected to and forming an integral part of the commercial building.

(ii) Regulations: a) Maximum Lot Coverage is twenty-five (25) percent;
b) Minimum Front Yard setback is nine (9) metres;
c) Minimum Side Yard setback where the building contains Residential Accommodation is six (6) metres;
d) Minimum Side Yard setback where a side lot line abuts a street is three (3) metres;
e) Minimum Rear Yard setback is ten and five-tenths (10.5) metres.


3. (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.

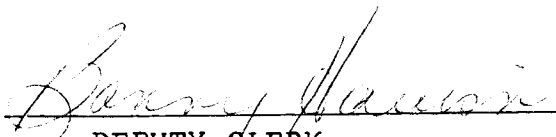
READ A FIRST TIME IN OPEN COUNCIL THE 15TH DAY OF FEBRUARY 1982.

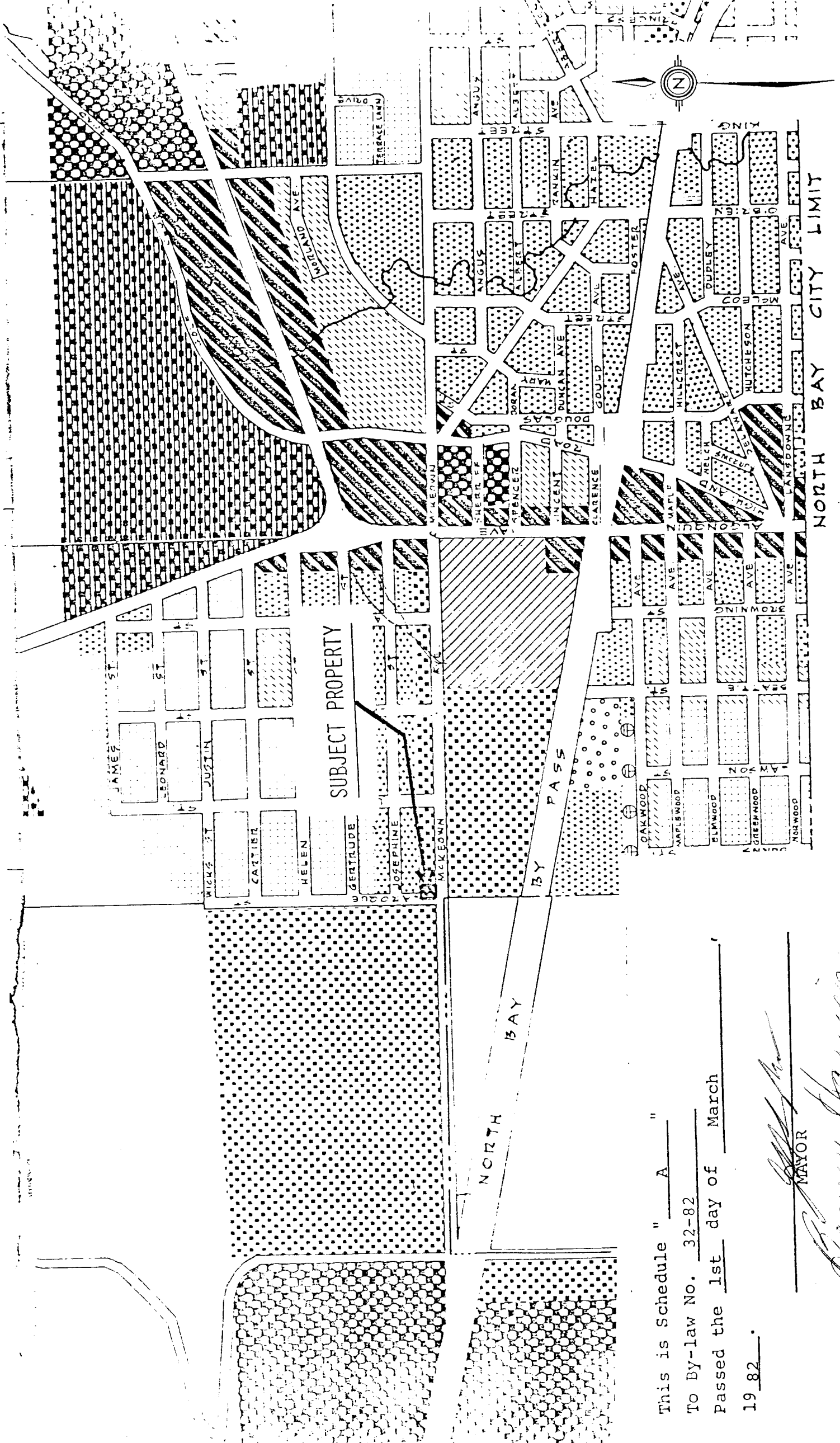
READ A SECOND TIME IN OPEN COUNCIL THE 1ST DAY OF MARCH 1982.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED

THIS 1ST DAY OF MARCH 1982.


MAYOR


DEPUTY CLERK



NORTH BAY CITY LIMIT

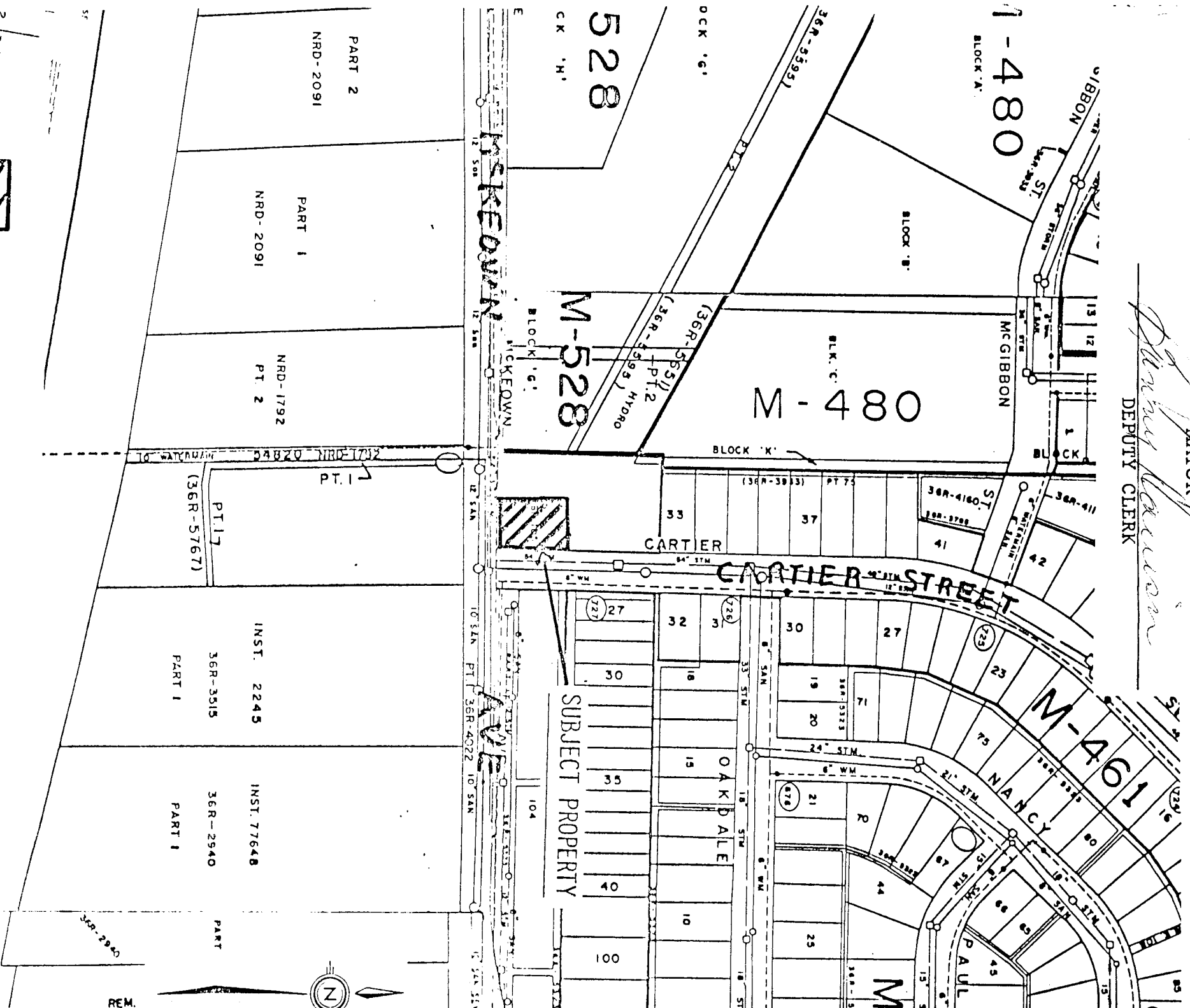
This is Schedule " A " _____
 To By-law No. 32-82 _____
 Passed the 1st day of March _____
 19 82 .

[Signature]
 MAYOR
[Signature]
 DEPUTY CLERK

DISTRICT MAP.

This is Schedule " B " "
 To By-Law No. 32-82
 passed the 1st day of March
 19 82 .

Henry Dawson
 MAJOR
 DEPUTY CLERK



FROM "RESIDENTIAL THIRD"
 DENSITY (R-3) ZONE TO
 "MEDIUM-DENSITY COMMERCIAL"
 SPECIAL 2-82 (C.S. SP. 2-82)
 ZONE.