

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 137-82

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 1097 TO REZONE CERTAIN LANDS ON O'BRIEN STREET FROM "RESIDENTIAL THIRD DENSITY (R.3)" TO "DISTRICT COMMERCIAL SPECIAL 11-82 (C.4SP11-82)" (PRIMESITE DEVELOPMENTS)

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 Lots 917 to 925 inclusive, Plan M-177 and Parcels 1331 W&F, 2227 W&F and 15224 W&F being part of Lot 19 Concession C in the former Township of Widdifield, from a "Residential Third Density (R.3)" Zone to a "District Commercial Special 11-82 (C.4SP 11-82)" 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 "District Commercial Special 11-82 (C.4SP 11-82)" Zone except for the following uses and in conformity with the following regulations:
 - (i) PERMITTED USES:
 - Automobile Service Station or Gas Bar;
 - Banks;
 - Business Offices;
 - Financial Institutions;
 - Food Stores;
 - Public and Private Parking Areas;
 - Place of Entertainment;
 - Professional Offices;
 - Restaurants and Taverns;
 - Service Establishments that are not Obnoxious;
 - (ii) REGULATIONS:
 - (a) Maximum Lot Coverage is twenty-eight hundred and eighty (2,880) square metres.
 - (b) Minimum front yard setback is twenty-one (21) metres.
 - (c) Minimum side yard setback is seven and six tenths (7.6) metres.
 - (d) Minimum side yard setback where the side lot line abuts a street is twenty-one (21) metres.

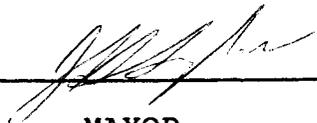
- (e) Minimum setback from the future By-pass Right-of-Way is thirteen and eight tenths (13.8) metres.
- (f) Minimum rear lot setback is ten and five tenths (10.5) metres.
- (g) Minimum parking requirement is one (1) space for every eighteen and six tenths (18.6) square metres of commercial floor space in the building.

3. All buildings or structures erected or altered and the use of land in such "District Commercial Special 11-82 (C.4SP¹¹⁻⁸²)" Zone hereby established shall conform to all applicable provisions of By-Law No. 1097 except as hereby expressly varied.
4. This By-law shall take effect from the date of passing by Council, and shall come into force upon the approval of The Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 12th DAY OF JULY, 198

READ A SECOND TIME IN OPEN COUNCIL THIS 26TH DAY OF JULY, 198

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 26th DAY OF July, 198 2.



MAYOR



CITY CLERK

This is Schedule " A "

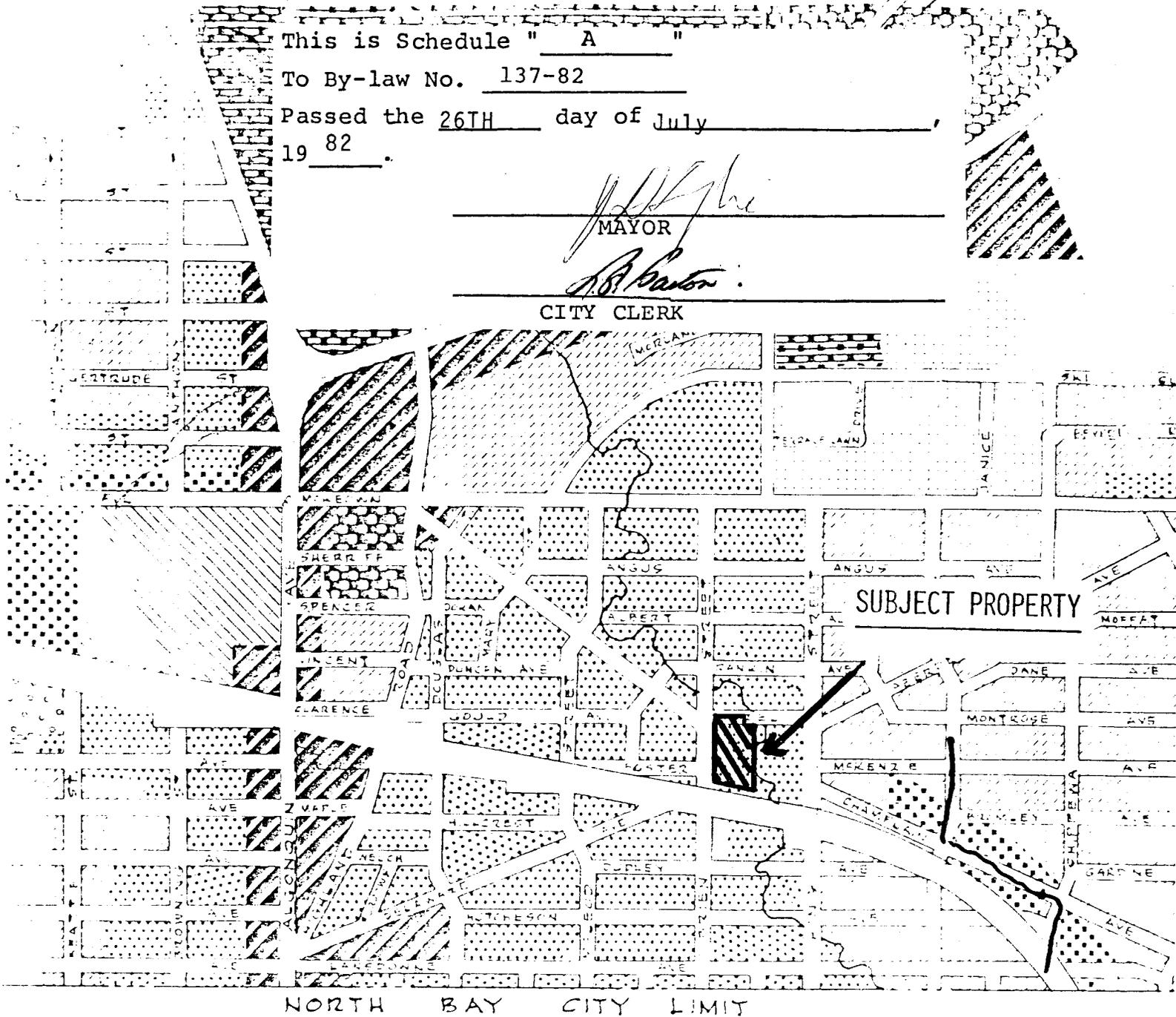
To By-law No. 137-82

Passed the 26TH day of July

19 82 .

MAYOR

CITY CLERK



SUBJECT PROPERTY

NORTH BAY CITY LIMIT

DISTRICT MAP.

END. BY-LAW N° 1097

RESIDENTIAL	5	GENERAL COMMERCIAL	INSTITUTIONAL
TRAILER CAMP	MARINA COMMERCIAL	OPEN SPACE	
LOCAL SHOPPING CENTRE	LIGHT INDUSTRIAL	BUSH	
COMMUNITY SHOPPING CENTRE	MANUFACTURING		

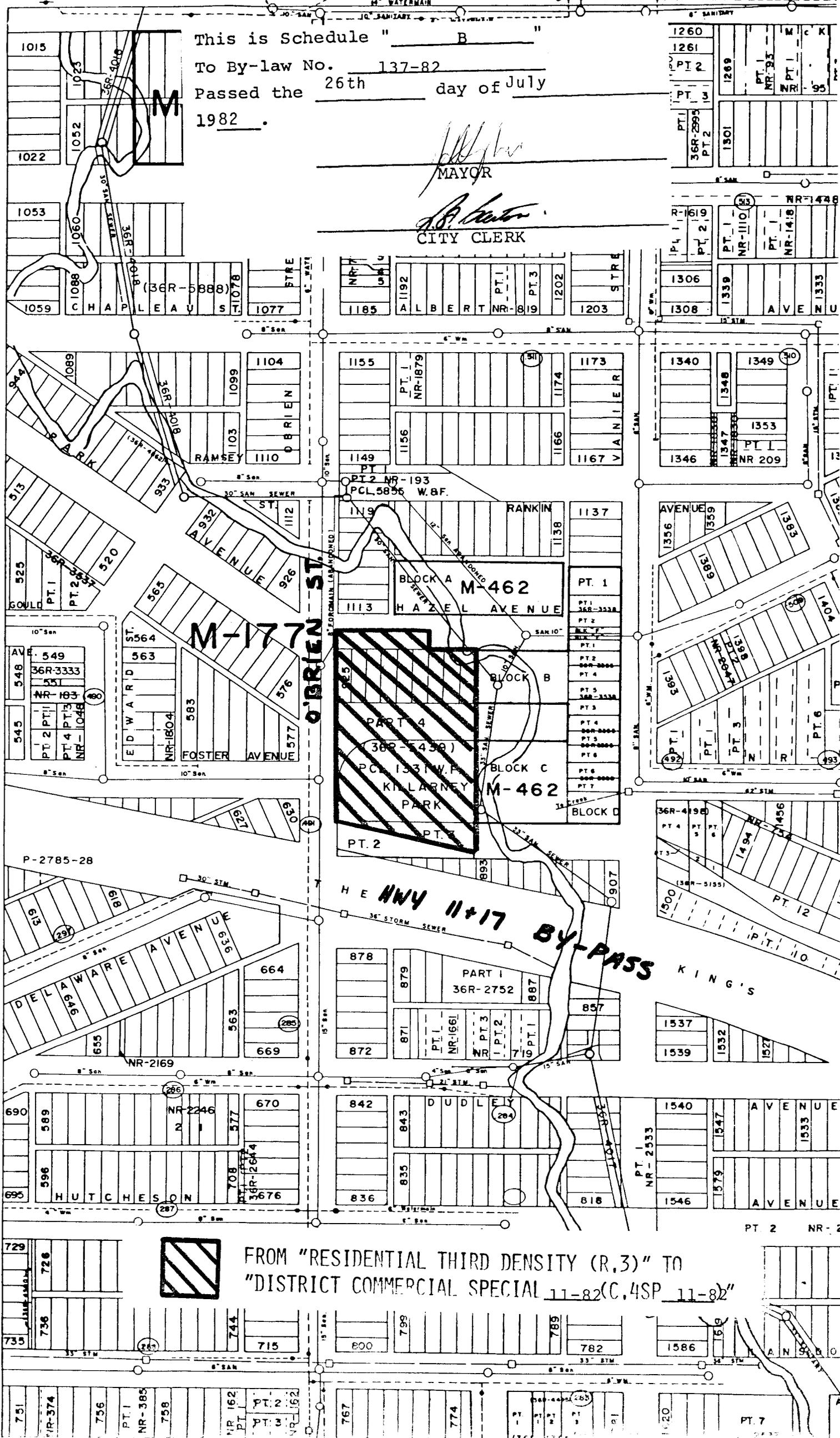


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This is Schedule " B "
To By-law No. 137-82
Passed the 26th day of July
1982 .

MAYOR

CITY CLERK



FROM "RESIDENTIAL THIRD DENSITY (R.3)" TO
"DISTRICT COMMERCIAL SPECIAL 11-82(C.4SP 11-82)"