

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 31 - 87

A BY-LAW TO AMEND BY-LAW 28-80 TO REZONE CERTAIN LANDS AT ALGONQUIN AVENUE FROM "DISTRICT COMMERCIAL (C.4)" TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 24 (C.4 SP.24) (A. PAPOLIS ENTERPRISES INC.)

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-42" 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-42" 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 Lots 3 to 7 inclusive, Plan No. 94 along Algonquin Avenue in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "District Commercial (C.4)" Zone to a "District Commercial Special Zone No. 24 (C.4 Sp. 24)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.24:

"11.3.24    "District Commercial Special Zone No. 24  
(C.4 Sp. 24)"

  - 11.3.24.1    The property description of this "District Commercial Special Zone No. 24 (C.4 Sp. 24)" is: Lots 3 to 7 inclusive, Plan No. 94 along Algonquin Avenue in the City of North Bay as shown on the attached Schedule and Schedule "B-42".
  - 11.3.24.2    (a) No person shall use land or erect or construct any building or structure in this "District Commercial Special Zone No. 24 (C.4 Sp.24)" Zone except for the following uses:

Automobile Service Station or Gas Bar  
Banks  
Business Offices  
Financial Institutions  
Food Stores  
Local Retail Stores  
Public and Private Parking Areas  
Places of Entertainment  
Hotels, Motels  
Professional Offices  
Restaurants and Taverns  
Retail Stores  
Service Establishments that are not  
obnoxious  
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;  
Clubs and Fraternal organizations.

(b) The regulations for this "District Commercial  
Special Zone No. 24 (C.4 Sp. 24)" Zone are as  
follows:

- (i) Maximum lot coverage shall be twenty-five  
(25) percent;
- (ii) The setback from the front lot line shall  
be twelve (12) metres;
- (iii) The setback from the westerly side lot line  
shall be a minimum of five (5) metres;
- (iv) The setback from the easterly side lot line  
shall be a minimum of nine and five-tenths  
(9.5) metres;
- (v) The setback from the rear yard lot line shall  
be a minimum of twenty-three (23) metres;

11.3.24.3 The use of land or buildings in this "District  
Commercial Special Zone No. 24 (C.4 Sp.24)" Zone  
shall conform to all other regulations of this  
By-law except as hereby expressly varied."

3. (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 not later than 15 days after the day this By-law is passed.
- (b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within thirty-five (35) days from the passing of this By-law, 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 thirty-five (35) days from the passing of this By-law setting out 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 is was passed.

READ A FIRST TIME IN OPEN COUNCIL THE 16TH DAY OF FEBRUARY, 1987.  
READ A SECOND TIME IN OPEN COUNCIL THE 30TH DAY OF MARCH 1987.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 30TH DAY  
OF MARCH 1987.

  
MAYOR

  
CITY CLERK

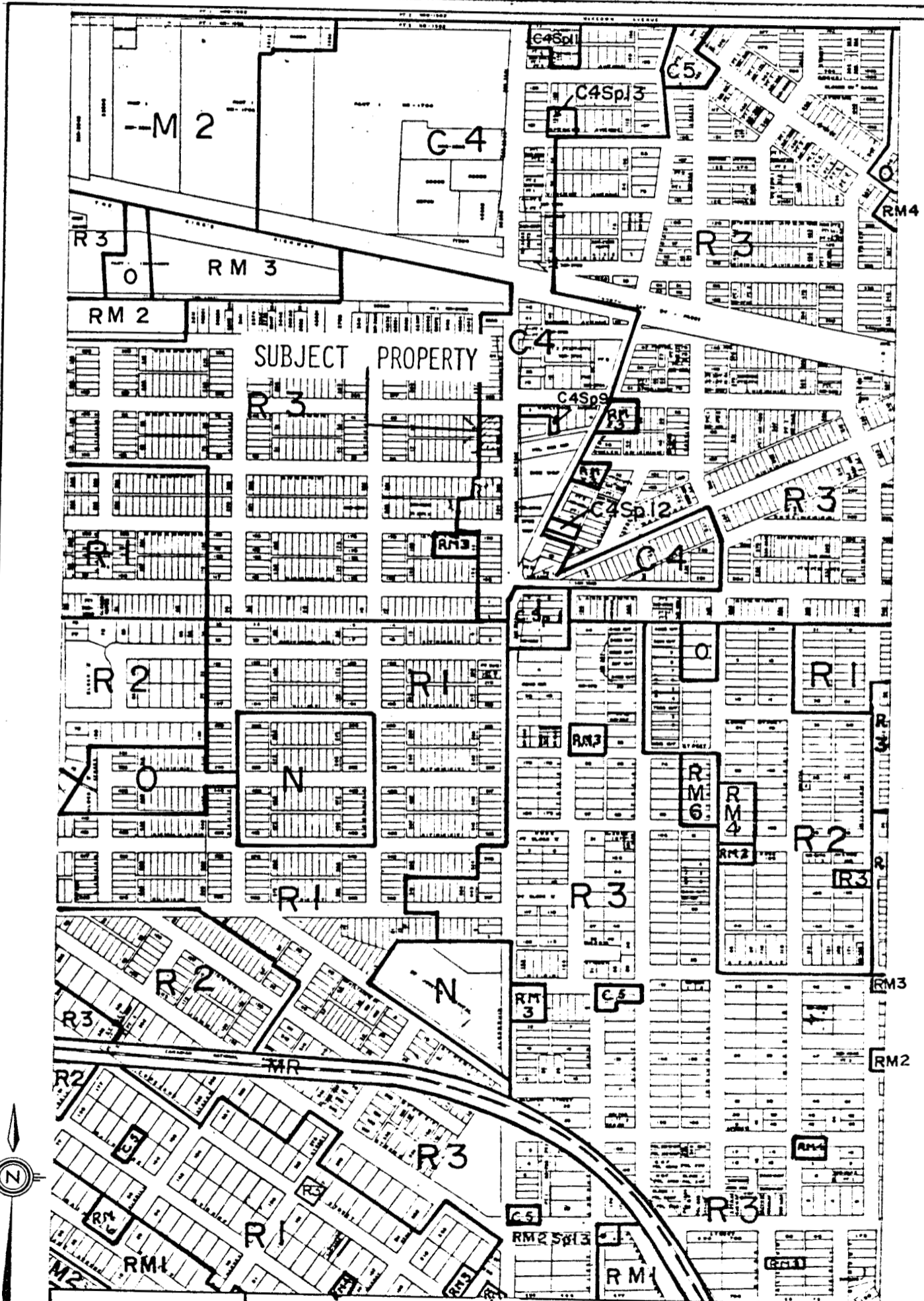
This is Schedule " A "

To By-law No. 31-87

Passed the 30TH day of MARCH 19 87.

*Stan J. Jandus*  
MAYOR

*[Signature]*  
CITY CLERK



SCHEDULE B - 42 CITY OF NORTH BAY ZONING BY-LAW N° 28-80

This is Schedule " B "

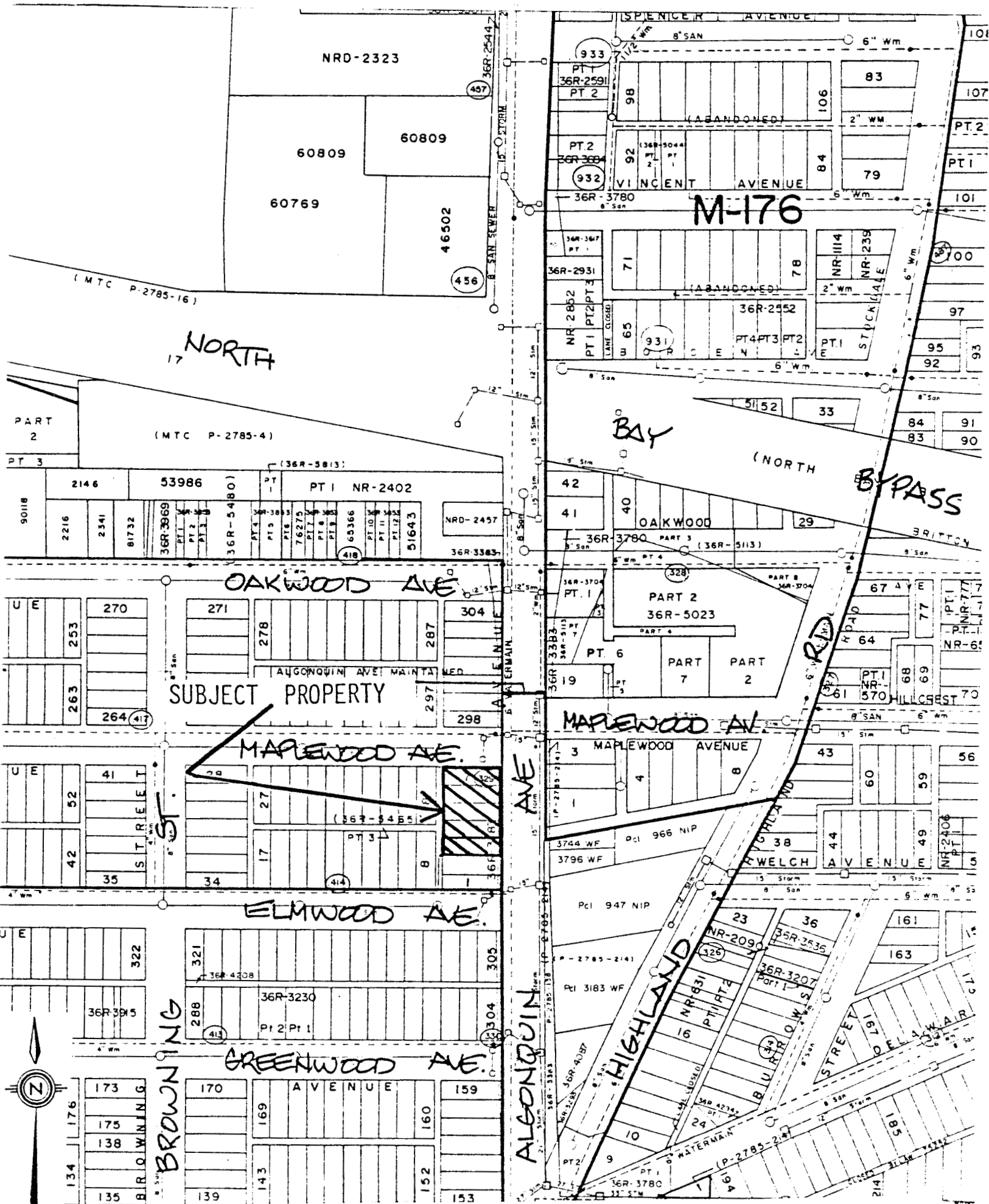
To By-law No. 31-87


Passed the 30TH day of March

19 87.

*Stan O. Lander*  
MAYOR

*B. [Signature]*  
CITY CLERK



 - FROM "DISTRICT COMMERCIAL (C.4)" ZONE TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 24 (C.4 SP.24)"