

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 38-95

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON TROUT LAKE
ROAD FROM A "DISTRICT COMMERCIAL (C4)"
ZONE TO A "DISTRICT COMMERCIAL SPECIAL
ZONE NO. 46 (C4Sp46)" (A. AND T. FAVA - 2671
TROUT LAKE ROAD)

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-45" of By-law No. 28-80 pursuant to Section 34 of The Planning Act R.S.O. 1990;

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

- 1) Schedule "B-45" 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 the Remainder of Parcel 4887 W & F shown as hatched on schedule "B" attached hereto) along Trout Lake Road in the City of North Bay, from a "District Commercial (C4)" zone to a "District Commercial Special Zone No. 46 (C4Sp46)"
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.46:

11.3.46 "District Commercial Special
Zone No. 46 (C4Sp46)"

11.3.46.1 The property description of this "District
Commercial Special Zone No. 46 (C4Sp46)"
is Remainder of Parcel 4887 W & F along
Trout Lake Road in the City of North Bay
as shown on the attached Schedules and
Schedule "B-45".

11.3.46.2(a) No person shall use land, or use, erect, or construct any building or structure in this "District Commercial Special Zone No. 46 (C4Sp46)" , 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;
- club and fraternal organizations.

11.3.46.2(b) The regulations for this "District Commercial Special Zone No. 46 (C4Sp46)" are as follows:

- i) The minimum rear yard setback shall be eight and zero tenths (8.0) metres.

The use of land or buildings in this "District Commercial Special Zone No. 46 (C4Sp.46)" 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 District Commercial Special Zone No. 46 (C4Sp 46)" 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 Regulation 920, R.R.O. 1990.

- b) Where no notice of appeal is 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, then this By-law shall be deemed to have come into force on the day it was passed.

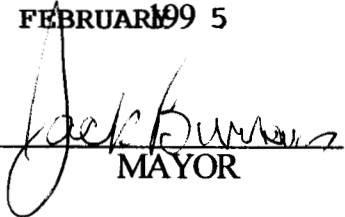
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

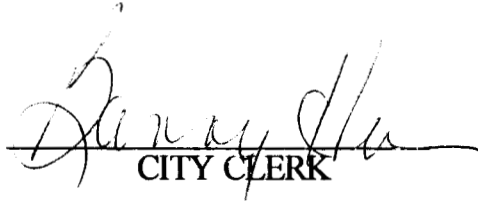
READ A FIRST TIME IN OPEN COUNCIL THE 13 DAY OF FEBRUARY 1995 .

READ A SECOND TIME IN OPEN COUNCIL THE 27 DAY OF FEBRUARY 1995 .

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 27TH DAY OF

FEBRUARY 1995


MAYOR


CITY CLERK

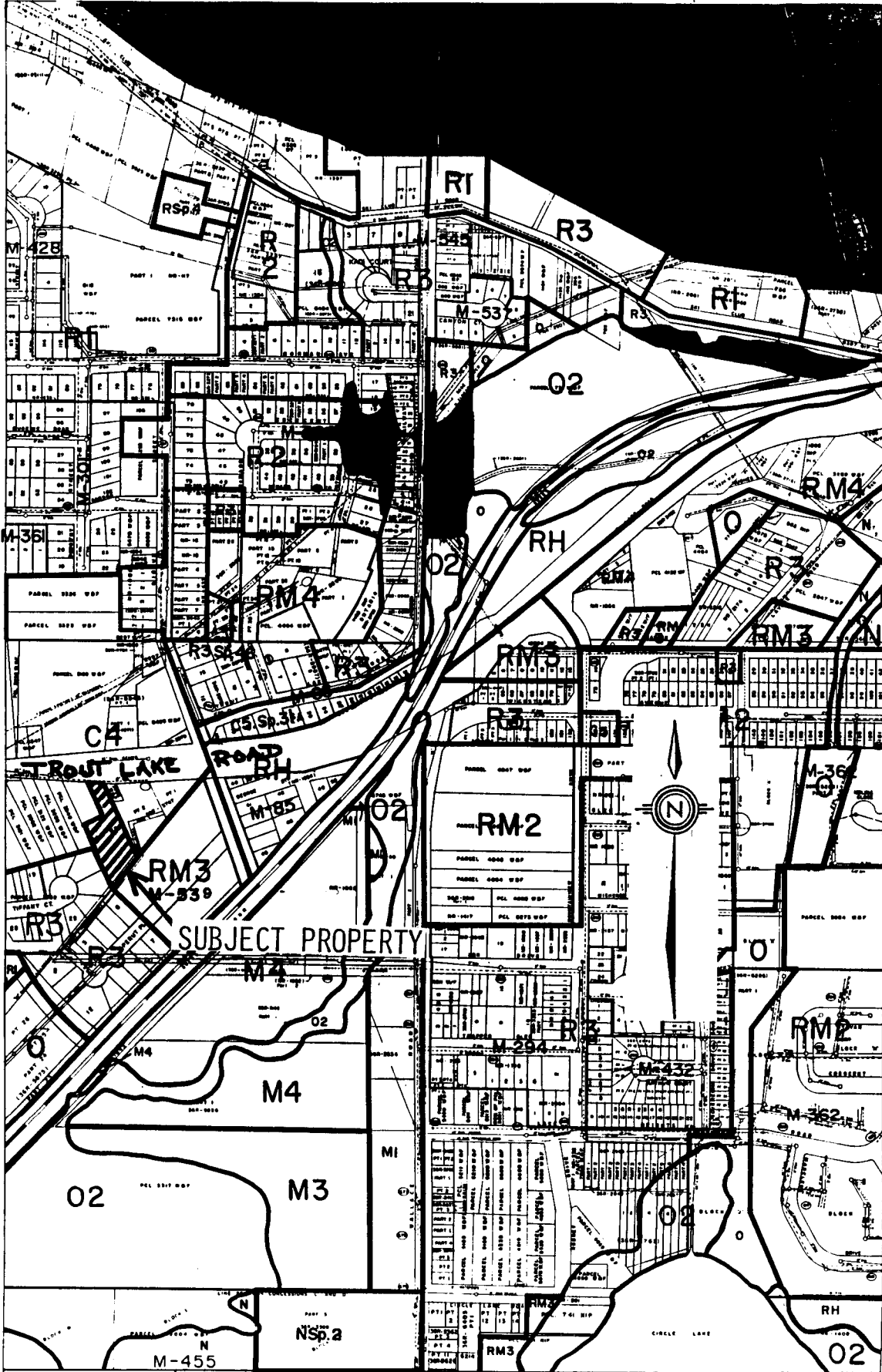
This is Schedule " A "

To By-law No. 38-95

Passed the 27TH day of FEBRUARY
19 95.

Jack Burns
MAYOR

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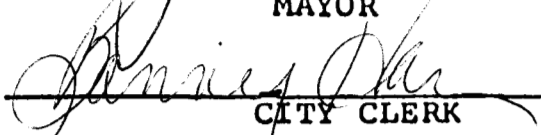
CITY OF NORTH BAY
ZONING BY-LAW NO. 28-80

SITE PLAN CONTROL - SEE SECTION 3.30(a)

This is Schedule " C "

To By-law No. 38-95

Passed the 27TH day of FEBRUARY
19 95.


MAYOR

CITY CLERK

Schedule to "District Commercial Special Zone No. 46 (C4Sp.46)"

