

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 1999-67

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON MCGAUGHEY AVENUE AND HAMMOND STREET FROM A "LIGHT INDUSTRIAL TWO (M2)" ZONE TO AN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 47 (MC SP.47)" (LEEROY'S FOODS (1987) LIMITED - 1405 HAMMOND STREET)

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-52" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

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

- 1) Schedule "B-52" 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 Part 2, Plan 36R-5440, Parts 1-4, Plan 36R-6245, Part 1, Plan NR-1429, and Part Lots 561, 562, and 563, Plan M-189) along McGaughey Avenue in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Light Industrial Two (M2)" zone to an "Industrial Commercial Special Zone No. 47 (MC Sp.47).
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.47:
 - "11.4.47 "Industrial Commercial Special Zone No. 47 (MC Sp.47)"
 - 11.4.47.1 The property description of this "Industrial Commercial Special Zone No. 47 (MC Sp.47)" is Part 2, Plan 36R-5440, Parts 1-4, Plan 36R-6245, Part 1, Plan NR-1429, and Part Lots 561, 562 and 563, Plan M-189 along McGaughey Avenue in the City of North Bay as shown on the attached Schedules and Schedule "B-52".
 - 11.4.47.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 47 (MC Sp.47)" except for the following uses:

- automobile sales, leasing and service establishments;
- banks;
- builder's supply yards and stores;
- convenience stores;
- hotels and motels;
- heavy equipment sales and service;
- farmers market;
- flea market;
- printing and photographic services;
- public garages;
- recreational vehicles and equipment sales and service;
- repair garages;
- restaurants and taverns;
- service stations or gas bars;
- all those uses permitted in the Light Industrial One (M1) zone;
- one (1) apartment unit shall be permitted for an essential worker, owner/operator or caretaker within the main building.

11.4.47.2(b) The regulations for this "Industrial Commercial Special Zone No. 47 (MC Sp.47)" are as follows:

- i) the minimum westerly side yard shall be three and seven-tenths (3.7) metres;
- ii) the minimum easterly side yard shall be nine and zero-tenths (9.0) metres.

11.4.47.3 The use of land or building in this "Industrial Commercial Special Zone No. 47 (MC Sp.47)" 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 Industrial Commercial Special Zone No. 47 (MC Sp.47)" 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 Section 4 of O. Reg. 199/96 as amended.

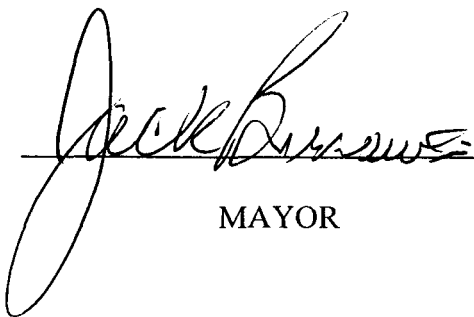
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

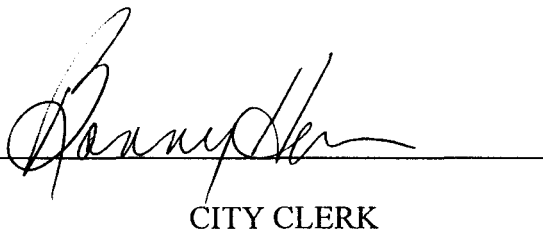
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, 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 17th DAY OF May
1999.

READ A SECOND TIME IN OPEN COUNCIL THE 17th DAY OF May
1999.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17th DAY
OF May 1999.


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. 1999-67

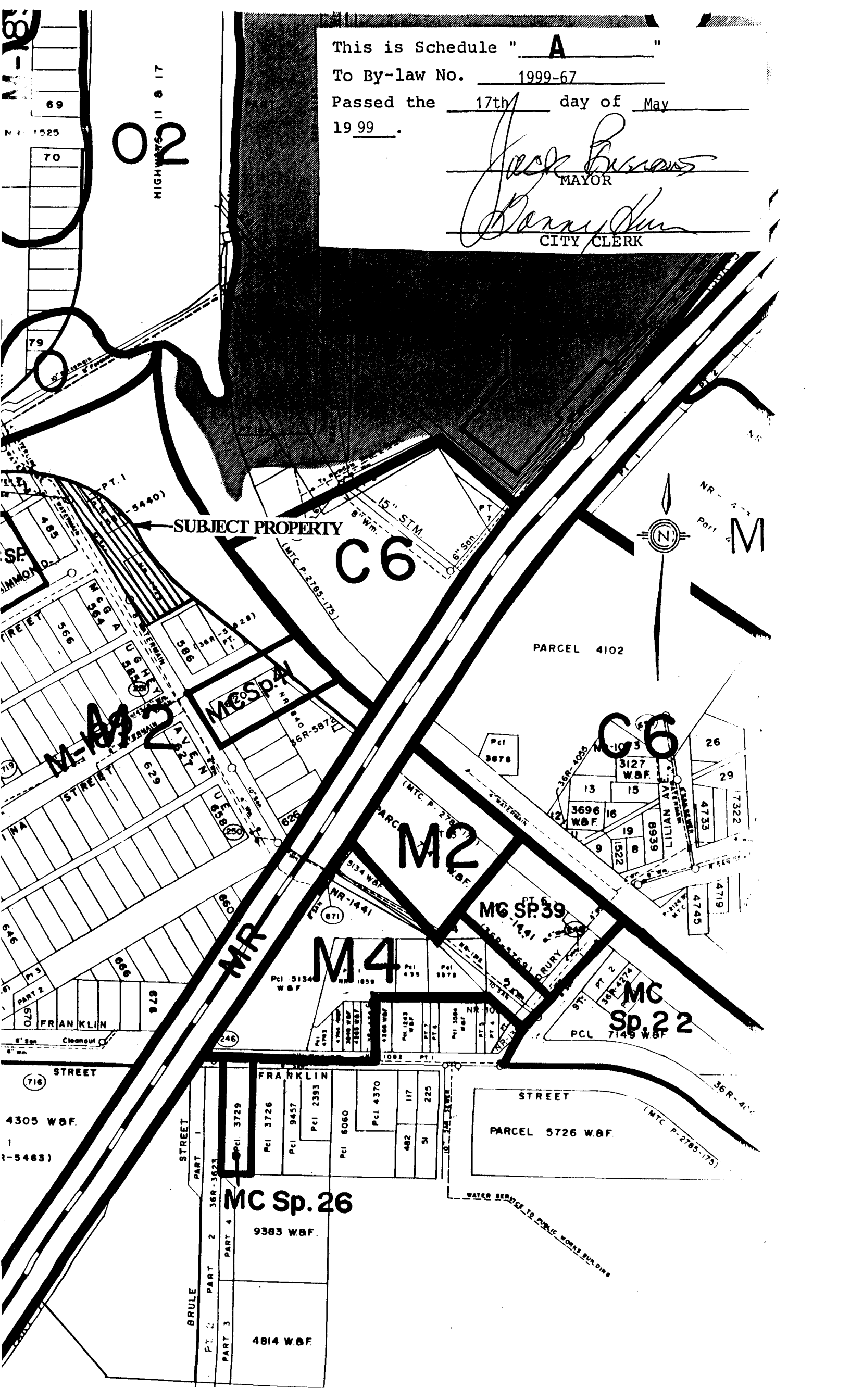
Passed the 17th day of May

1999 .

Jack Burrows
MAYOR

Dorothy Dun
CITY CLERK

OR
HIGHWAYS 11 & 17



SUBJECT PROPERTY

C6

PARCEL 4102

C6

M2

MG SP.39

M4

MC Sp. 22

MR

MC Sp. 26

PARCEL 5726 W.B.F.

9383 W.B.F.

4814 W.B.F.

BRULE STREET
PART 1
PART 2
PART 3
PART 4

FRANKLIN	Pci 3729
FRANKLIN	Pci 3726
FRANKLIN	Pci 9457
FRANKLIN	Pci 2393
FRANKLIN	Pci 6060
FRANKLIN	Pci 4370
FRANKLIN	Pci 117
FRANKLIN	Pci 225
FRANKLIN	482
FRANKLIN	51

STREET
PARCEL 5726 W.B.F.
(MTC P-2785-175)

WATER SERVICE TO PUBLIC WORKS BUILDING

4305 W.B.F.
(1-5463)

STREET
(716)

FRANKLIN
Pci 678

STREET
Pci 656

STREET
Pci 629

STREET
Pci 566

STREET
Pci 556

STREET
Pci 485

STREET
Pci 465

STREET
Pci 435

STREET
Pci 405

STREET
Pci 375

STREET
Pci 345

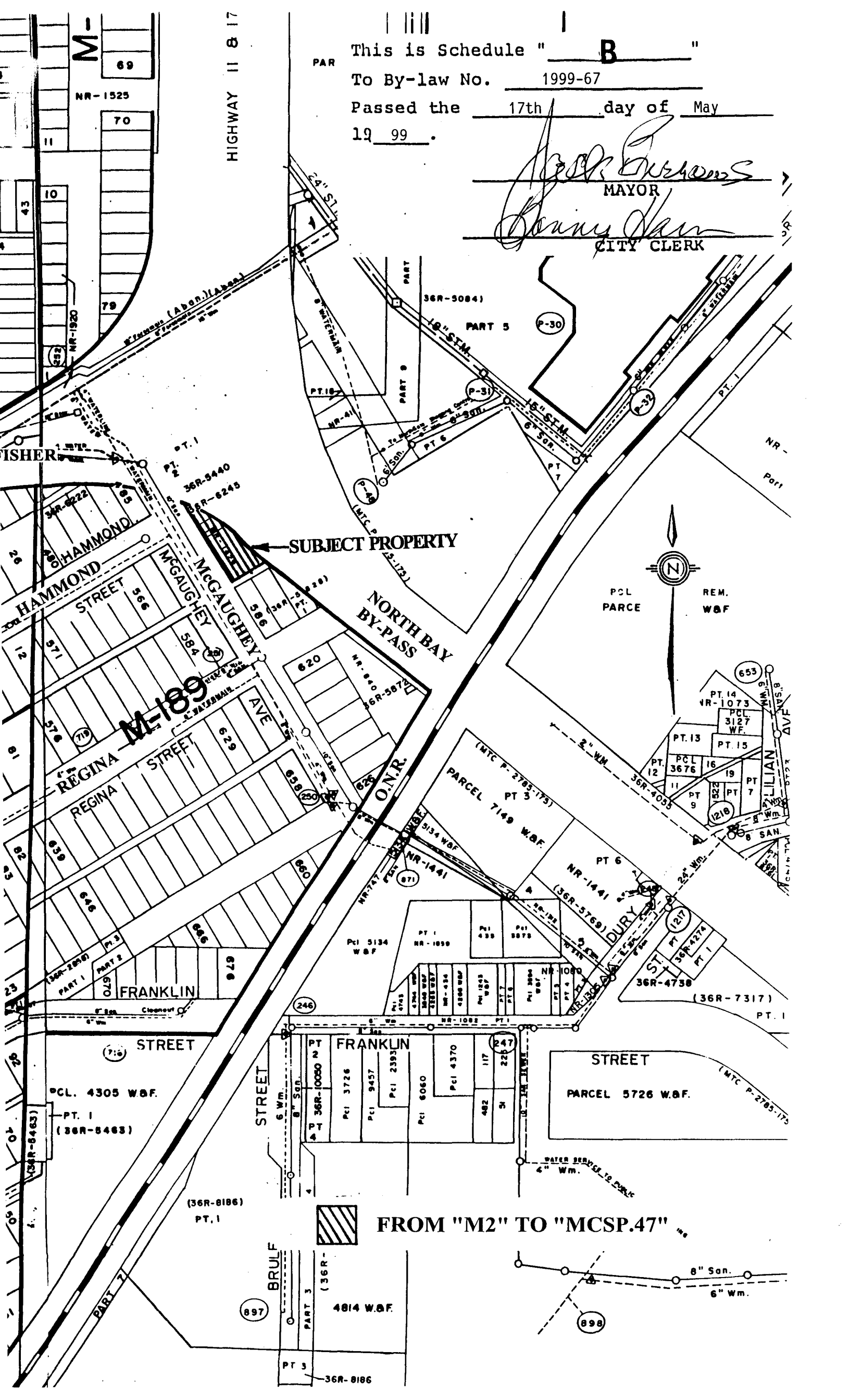
STREET
Pci 315

STREET
Pci 285

STREET
Pci 255

PAR This is Schedule " B "
 To By-law No. 1999-67
 Passed the 17th day of May
 19 99 .

Bob Edwards
 MAYOR
Bonny Van
 CITY CLERK



HIGHWAY 11 8 17

SUBJECT PROPERTY

NORTH BAY BY-PASS

M-189

FROM "M2" TO "MCSP.47"



PCL PARCE
 REM. W&F

2" WM

26" WM

WATER SERVICE TO DWELLING
 4" Wm.

8" San.
 6" Wm.



(36R-8186)
 PT. 1

(897)

4814 W&F.

36R-8186

(898)

M-

NR-1525

69

70

79

10

43

10

79

85

566

584

620

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