

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 4-94

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON LAKESHORE DRIVE
FROM A "RESIDENTIAL THIRD DENSITY (R3)"
ZONE TO A "HIGHWAY COMMERCIAL SPECIAL
ZONE NO. 37 (C6 SP.37)"
(AM-CLA PROPERTIES LIMITED)

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-70 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-70" 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 19 to 25, Plan M-210, that portion of the Corbett Street road allowance that abuts Lots 23 and 24, Plan M-210 and the westerly one-half of the laneway that abuts Lots 19 to 25, Plan M-210 along Lakeshore Drive in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Residential Third Density (R3)" zone to a "Highway Commercial Special Zone No. 37 (C6 Sp.37)" zone.

- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.37:
 - 11.3.37 "Highway Commercial Special Zone No. 37 (C6 Sp.37)

 - 11.3.37.1 The property description of this "Highway Commercial Special Zone No. 37 (C6 Sp.37)" is Lots 19 to 25, Plan M-210, that portion of the Corbett Street road allowance that abuts Lots 23 and 24, Plan M-210, and the westerly

one-half of the laneway that abuts Lots 19 to 25, Plan M-210 along Lakeshore Drive in the City of North Bay as shown on the attached Schedules and Schedule "B-70".

- 11.3.37.2(a) No person shall use land, or use, erect or construct any building or structure in this "Highway Commercial Special Zone No. 37 (C6 Sp.37)", except for the following uses:
- animal hospitals;
 - automobile sales showrooms;
 - automobile service establishments, including car wash establishments;
 - automobile service stations and gas bars;
 - clubs and fraternal organizations;
 - hotels, motels, restaurants and taverns;
 - industrial equipment sales and service;
 - new and/or used car lots;
 - places of entertainment;
 - places of worship;
 - public or private garages;
 - recreational vehicle sales and service;
 - retail lumber and building supplies;
 - service establishments that are not obnoxious;
 - vegetable or fruit market.

- 11.3.37.2(b) The regulations for this "Highway Commercial Special Zone No. 37 (C6 Sp.37)" are as follows:
- i) the minimum front yard setback shall be seven and six-tenths (7.6) metres;
 - ii) the minimum rear yard setback shall be three and zero-tenths (3.0) metres.

11.3.37.3 The use of land or buildings in this "Highway Commercial Special Zone No. 37 (C6 Sp.37)" 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 Highway Commercial Special Zone No. 37 (C6 Sp.37)" 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 Ontario Regulation 404/83.
- 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 objections, 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 JANUARY 1994.
READ A SECOND TIME IN OPEN COUNCIL THE 28TH DAY OF MARCH 1994.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 28th DAY
OF MARCH 1994.


MAYOR


CITY CLERK

This is Schedule " A "

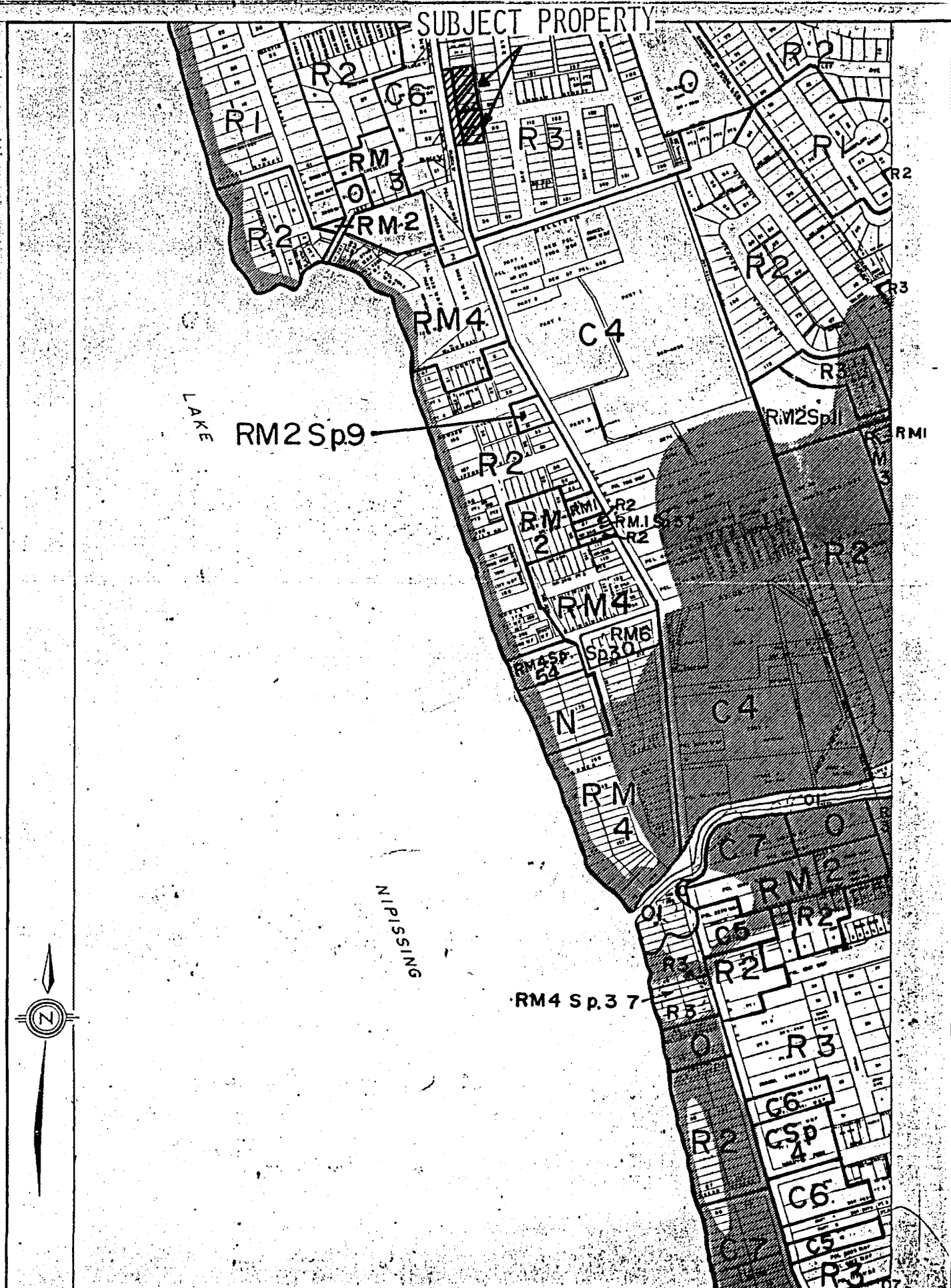
By-law No. 4-94

Passed the 28TH day of MARCH

1994

D. Lawley
MAYOR

B. [Signature]
CITY CLERK



SCHEDULE

B - 70

0 100m

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

SITE PLAN CONTROL - SEE SECTION 3.38 (a)

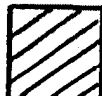
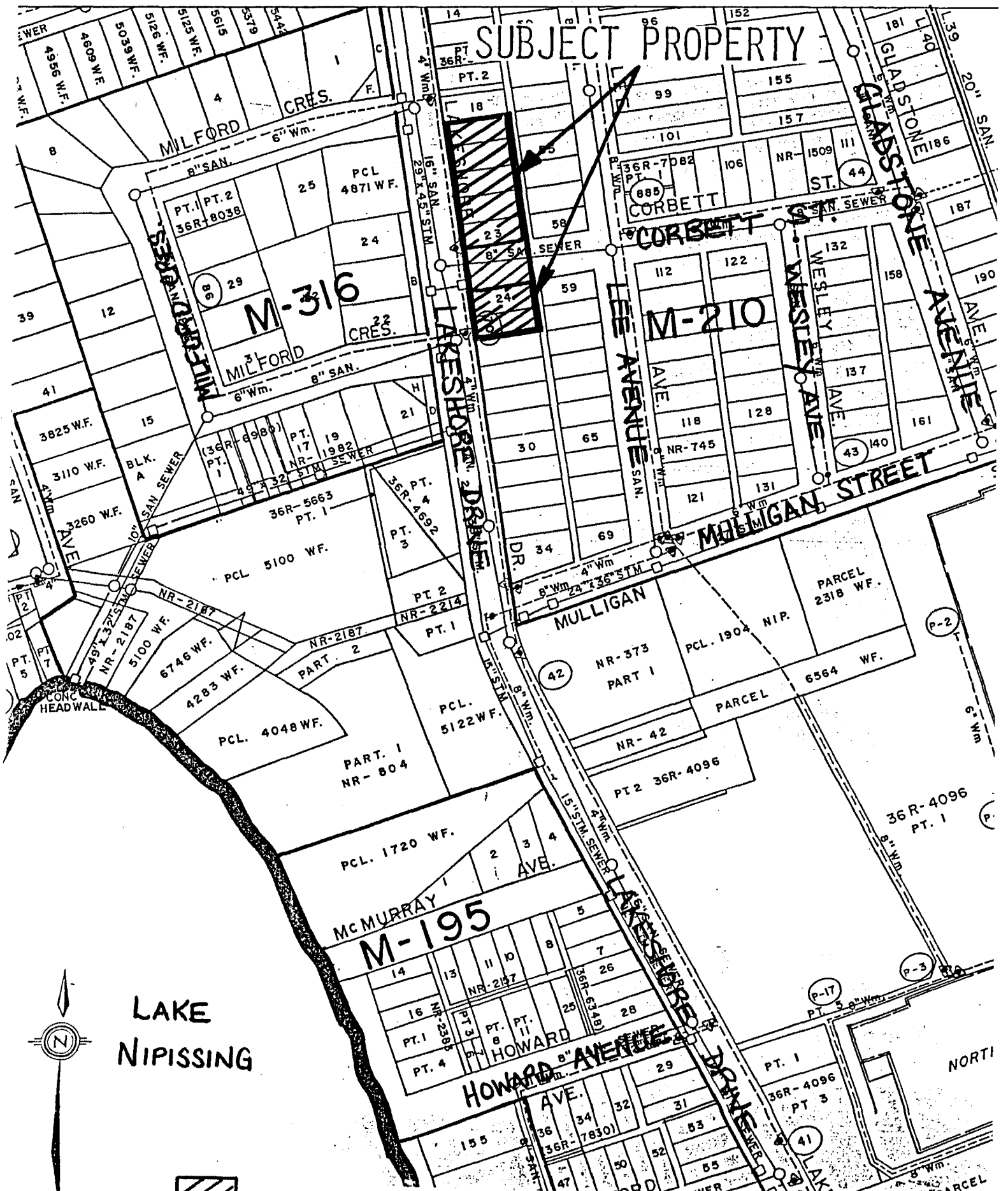
11-79

This is Schedule " B "

To By-law No. 4-94

Passed the 28TH day of MARCH 1994.

S.D. Lawley
MAYOR
B. Munro
CITY CLERK



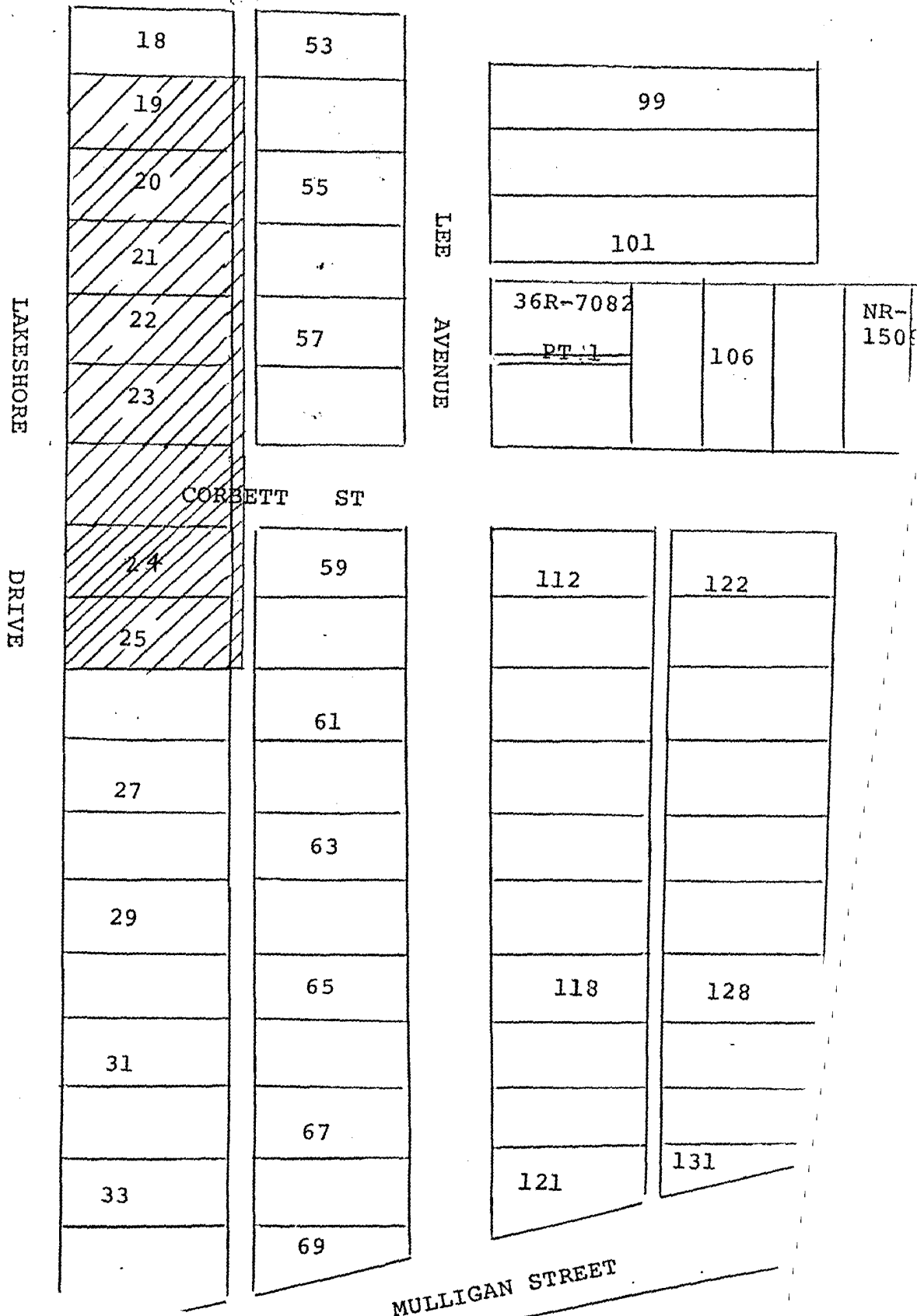
FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A
 "HIGHWAY COMMERCIAL SPECIAL ZONE NO. 37 (C.6 Sp. 37)" ZONE

This is Schedule "C"
 to By-law No. 4-94
 Passed the 28TH day
 MARCH 19

S. D. Law
 MAYOR

B. [Signature]
 CITY CLERK

SCHEDULE TO A HIGHWAY COMMERCIAL SPECIAL ZONE NO. 37 (c.6 Sp. 3)



SCALE

1 inch : 30 feet

PLAN M-210