

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO.47-82

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 9-69
TO REZONE LANDS ON MAIN STREET WEST FROM RM.1
TO C.2 SP 5-82 (McLACHLAN AND SANGSTER)

WHEREAS upon the request of the property owners concerned and with the approval of the local Planning Board, it is considered advisable to amend By-Law No. 9-69 to amend the zone designation as shown on Schedule "A" of By-Law No. 9-69, 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. Schedule "A" of By-Law No. 9-69 is amended by changing the zoning use of the land shown on Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Part of Lots 1 and 2, Plan 13 in the City of North Bay, from "Residential Multiple First Density (RM.1)" Zone to a "General Commercial Outer Core Special 5-82 (C.2 SP 5-82)" Zone, as shown on Schedule "B" attached hereto and forming part hereof.
2. No building or structure shall be erected or caused to be erected and no land shall be used in said "General Commercial Outer Core Special 5-82 (C.2 SP 5-82)" Zone, except in conformity with the following regulations herein set forth:
 - i) PERMITTED USES:
 - Animal Hospitals;
 - Automobile Service Stations;
 - Banks;
 - Business Offices;
 - Bus Stations;
 - Financial Institutions;
 - Food Stores;
 - Funeral Homes;
 - Hotels, Motels;
 - Local Retail Stores;
 - Open Air Markets;
 - Places of Entertainment;
 - Professional Offices;
 - Public and Private Parks;
 - Public and Private Parking Areas;
 - Repair Garage (Body Shop);
 - Restaurants and Taverns;
 - Retail Stores;
 - Service Establishments that are not Obnoxious;
 - Wholesale Uses.


ii) REGULATIONS:

- (a) The maximum lot coverage shall be seventy-five (75) percent.
- (b) The minimum front yard setback shall be nil.
- (c) Where a side lot line abuts a Commercial or Industrial Zone, and access is available to the rear of the building by a public or private lane, the setback from the said side lot line may be nil.
- (d) Where a side lot line abuts a Commercial or Industrial Zone, and access is not available to the rear of the building by a public or private lane, the setback from the said side lot line shall be a minimum of four and five-tenths (4.5) metres.
- (e) Where a side lot line abuts a Residential or Open Space Zone, the setback from the said side lot line shall be a minimum of four and five-tenths (4.5) metres.
- (f) Where a side lot line abuts a street, the setback from the said side lot line may be nil.
- (g) Where the building contains residential accommodation of one or more storeys in height, and the windows of habitable rooms face the interior side lot line, the nearest main wall of the residential portion of the building shall be not less than one-half (1/2) the height of the residential portion of the building from the side lot line, but not less than six (6) metres.
- (h) Where a rear lot line abuts a Commercial or Industrial Zone, and access is available to the rear of the building by a public or private lane, the setback from the said rear lot line shall be a minimum of three (3) metres.
- (i) Where a rear lot line abuts a Commercial or Industrial Zone, and no access is available to the rear of the building except by means of a yard, the setback from the said rear lot line shall be a minimum of six (6) metres.
- (j) Where a rear lot line abuts a Residential or Open Space Zone, the setback from the said rear lot line shall be a minimum of ten and five-tenths (10.5) metres.
- (k) Where the building contains residential accommodation of one or more storeys in height, the nearest main wall of the residential portion of the building shall be no less than ten and five-tenths (10.5) metres from the rear lot line.
- (l) The Maximum Floor Space Index shall be 3.0 for the Commercial portion of the building.

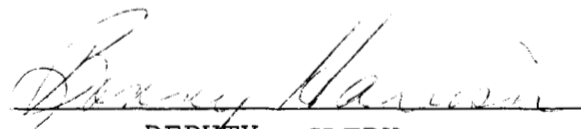
3. All buildings or structures erected or altered and the use of land in such "General Commercial Outer Core Special 5-82 (C.2 SP 5-82)" Zone shall conform to all applicable provisions of By-Law No. 9-69, except as hereby expressly varied.

4. (a) Notice of this By-Law shall be given in the manner and form and to the persons prescribed by Ontario Regulation 78/80;
- (b) Where no notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-Law thereupon comes into force and effect;
- (c) Where notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, this By-Law shall come into force and effect upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 1st DAY OF March 1982.
READ A SECOND TIME IN OPEN COUNCIL THIS 15th DAY OF March 1982.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 15th DAY OF March 1982.



MAYOR



DEPUTY CLERK

This is Schedule " A "

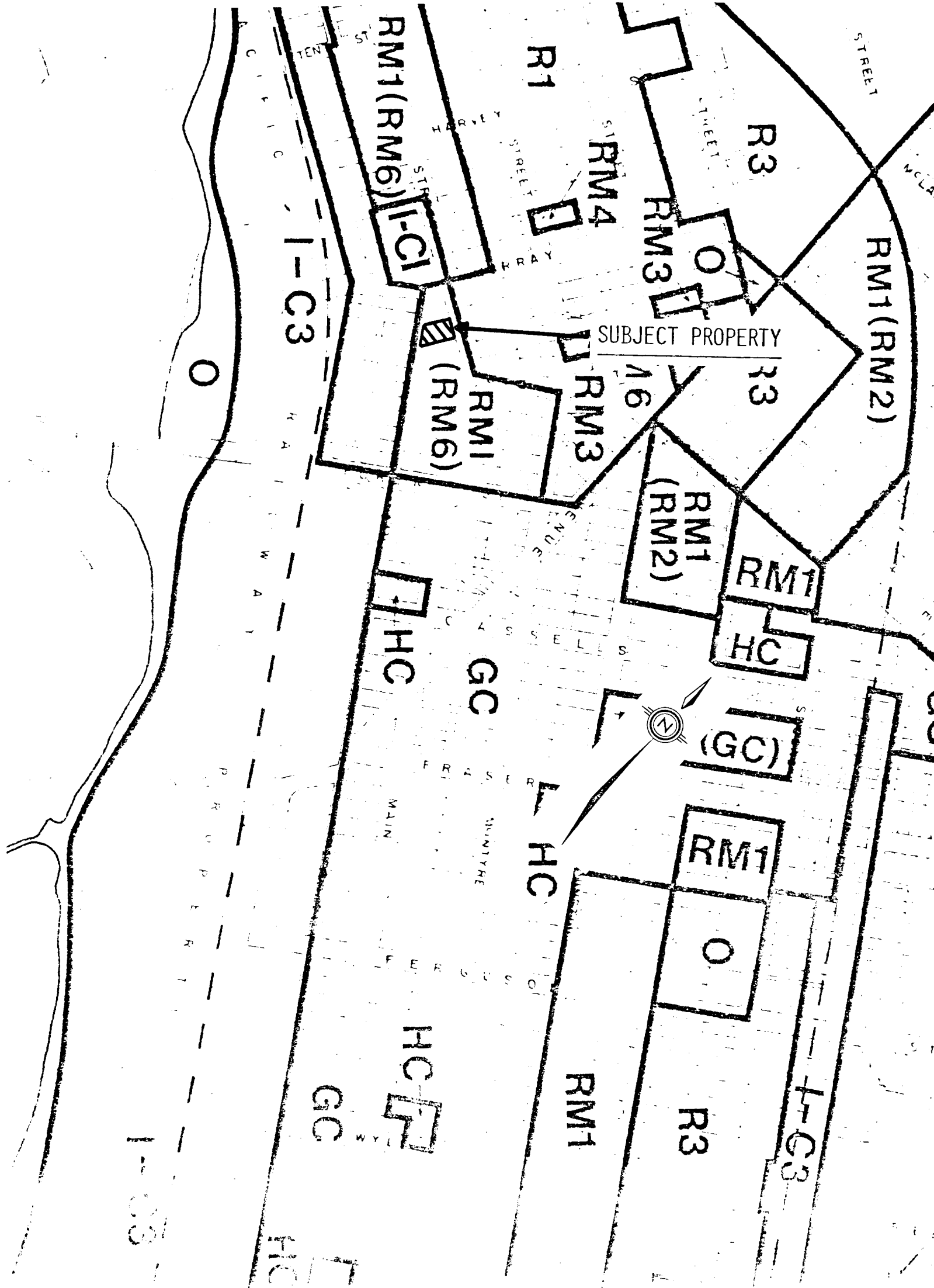
To By-law No. 47-82

Passed the 15th day of March

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[Signature]
MAYOR

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DEPUTY CLERK



This is Schedule " B "

To By-law No. 47-82

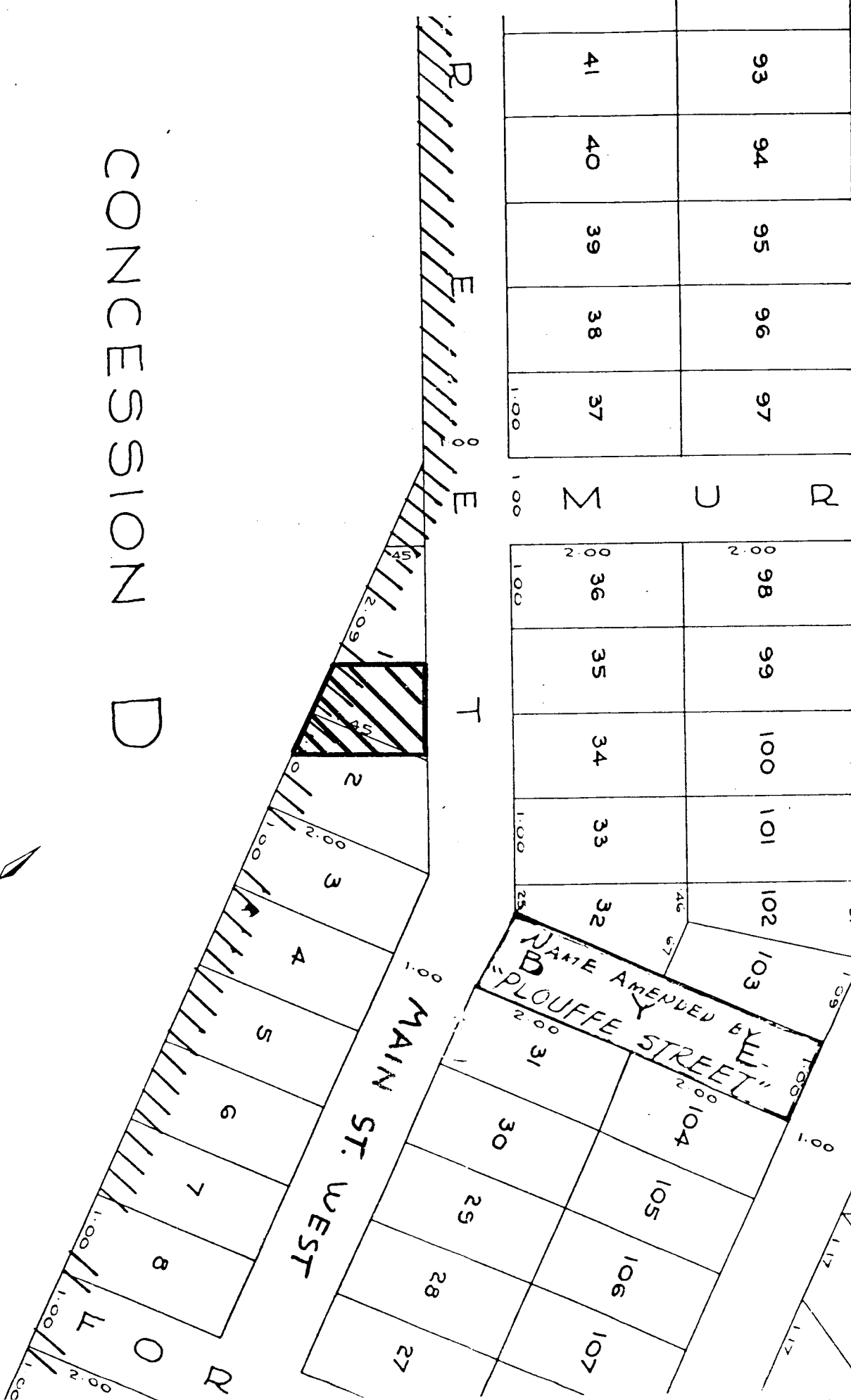
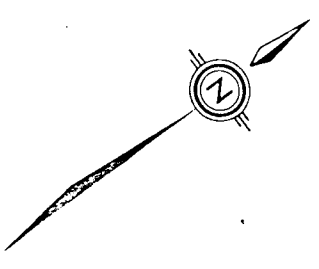
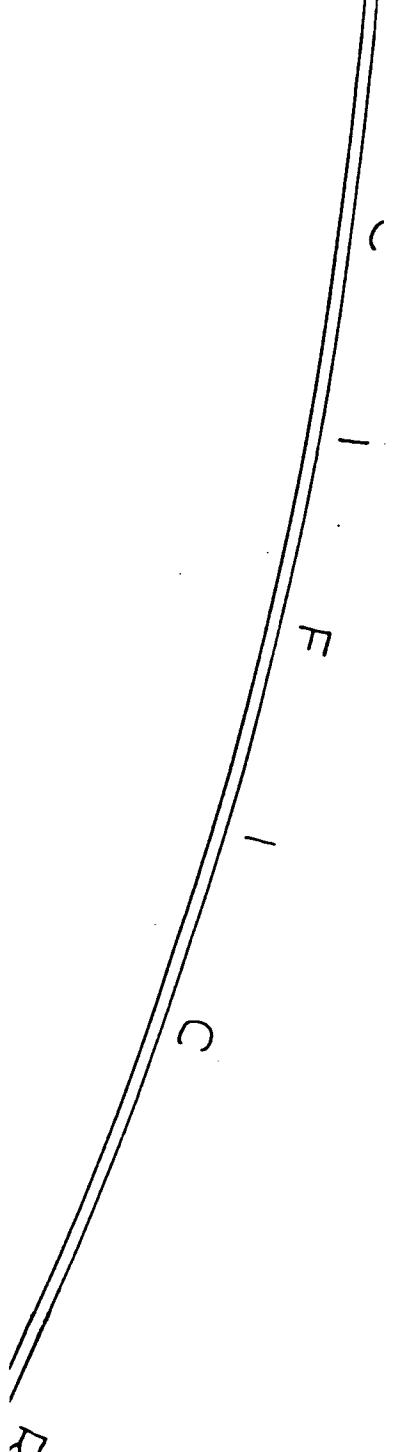
Passed the 15th day of March

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MAYOR


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DEPUTY-CLERK

CONCESSION D



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								1.00	

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 FROM "RESIDENTIAL MULTIPLE FIRST DENSITY(RM1)" ZONE TO "GENERAL COMMERCIAL OUTER CORE SPECIAL 5-82 (C.2SP 5-82)" ZONE