

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 168-81

BEING A BY-LAW TO AMEND BY-LAW NO. 108-81
BEING A BY-LAW TO AMEND BY-LAW NO. 9-69 AND
BY-LAW NO. 28-80.

WHEREAS it is deemed advisable to amend By-law No. 108-81 to delete any provisions therein amending By-law No. 28-80 and to re-enact such provisions in a separate by-law to amend By-law No. 28-80.

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

1. By-law No. 108-81 is hereby amended by deleting sections 1 (b), 3 and 4 (b) therefrom.
2. Schedule "B-50" of By-law No. 28-80 is hereby amended by changing the zoning designation of the land shown on Schedule "A" attached hereto and forming part hereof, being part of Lot 1, Registered Plan 13, from a "Residential Multiple First Density (RM.1)" Zone to a "General Commercial Outer Core (C.2)" Zone, as shown on Schedule "B" attached hereto and forming part hereof.
3. (a) No land, buildings or structures shall be erected, altered or used in such "General Commercial Outer Core (C.2)" Zone unless it conforms to the following uses:

"General Commercial Outer Core (C.2)" Zone

- (b) 1. Permitted uses in this "General Commercial Outer Core (C.2)" Zone are:

Commercial: Animal Hospitals;
Automobile Service Station;
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;
Restaurants and Taverns;
Retail Stores;
Service Establishments that are not obnoxious;
Wholesale uses.

Residential: 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, and no dwelling units shall be permitted on the ground floor.

Institutional:
Clubs and Fraternal Organizations;
Places of Worship;
Public or Private Hospitals;
Institutional Uses.

2. No land, buildings or structures shall be erected, altered or used in this "General Commercial Outer Core (C.2)" Zone unless it conforms with the following regulations:
 - (i) Maximum lot coverage shall be seventy-five (75) per cent.
 - (ii) Minimum front yard setback shall be nil.
 - (iii) 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 six tenths (.6) metres.
 - (iv) Where a side lot line abuts a street, the setback from the said lot line shall be nil.
 - (v) 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 two (2) metres.
4. All land, buildings and structures erected or altered in such "General Commercial Outer Core (C.2)" Zone, shall conform to all other applicable provisions of By-law No. 28-80, except as hereby expressly varied.
5. This By-law takes effect from the date of passage by Council and comes into force upon approval by The Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THE 2ND DAY OF NOVEMBER , 1981.

READ A SECOND TIME IN OPEN COUNCIL THE 16th DAY OF November , 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 16th DAY OF November , 1981.


MAYOR


CITY CLERK

This is Schedule " A "

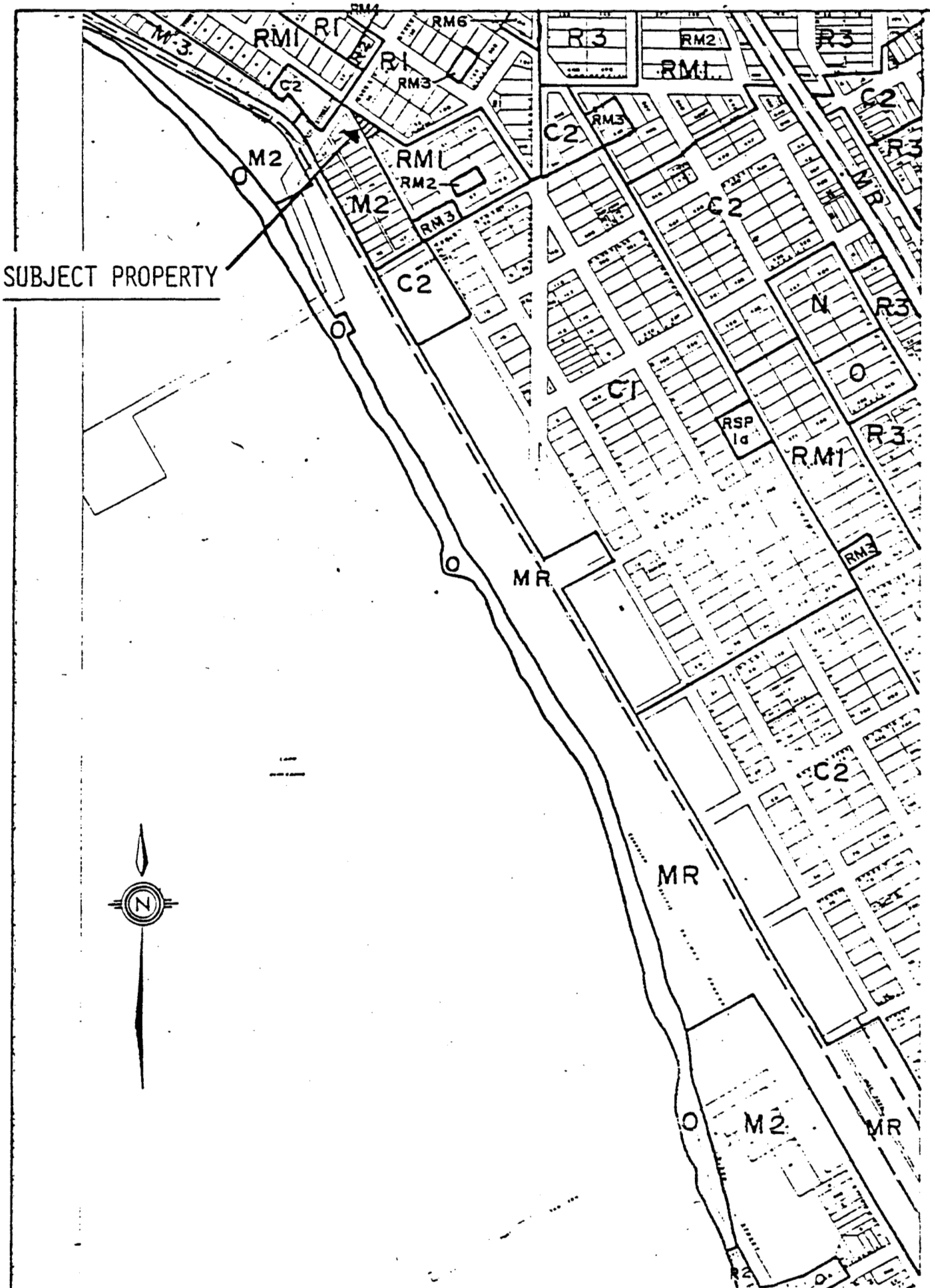
To By-law No. 168-81

Passed the 16th day of November ,

19 81

[Signature]
MAYOR

[Signature]
CITY CLERK



SUBJECT PROPERTY

SCHEDULE

B - 50
0 100m

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

11-79

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This is Schedule " B "

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To By-law No. 168-81

Passed the 16th day of November

1981 .

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MAYOR

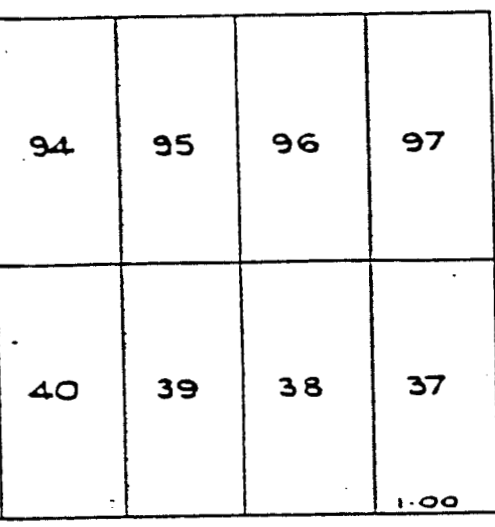
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CITY CLERK

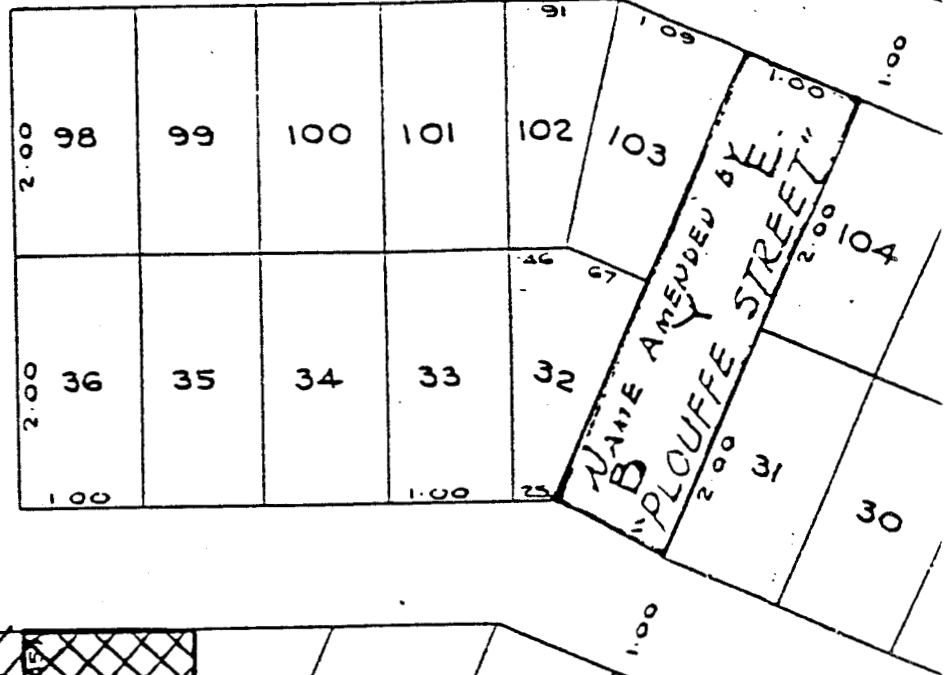
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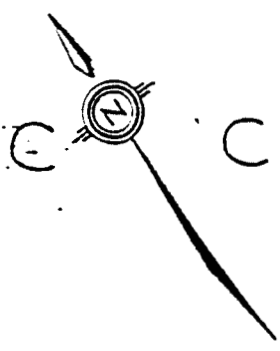
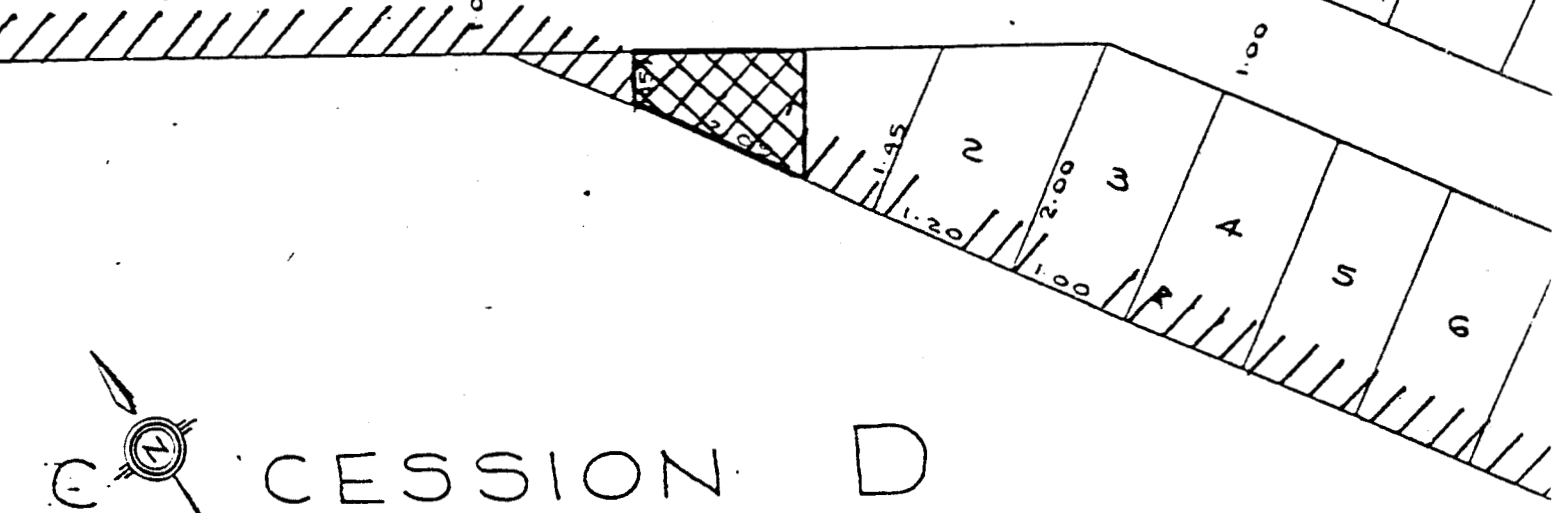
STREET



R
U
M



MAIN STREET



CESSION D

R COMPANY'S

A LANDS



FROM "RESIDENTIAL MULTIPLE FIRST DENSITY (RML)"
TO "GENERAL COMMERCIAL OUTER CORE (C.2)"