

The Corporation of the City of North Bay

By-Law No. 2015-109

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Wallace Road from a “Light Industrial (M1)” Zone to a “Light Industrial Special Number 50 (M1 Sp. 50)” Zone

(Community Living North Bay – Wallace Road)

Whereas the owner of the subject property has initiated an amendment to the Zoning By-law;

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 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-54” of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Committee Report 2015-19 adopted by Council on September 21, 2015 by resolution number 2015-453 to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedule “B-54” of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as PIN # 49134-0477, Part Lot 17, Concession B Widdifield as in LT72530, Except 36M596, 36M662 & Part 11, Plan 36R12829; S/T & T/W LT72530; Subject to an easement in gross over Parts 12 & 13, PL 36R12829 as in BS73036; Subject to an easement in gross over Part 10, Plan 36R12829 as in BS73037; along Wallace Road in the City of North Bay, shown as hatched on Schedule A attached hereto from a “Light Industrial Zone (M1)” zone to a “Light Industrial Special Number 50 (M1 Sp.50)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Light Industrial Special Number 50 (M1 Sp.50)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.3.50:

"11.3.50“ Light Industrial Special Number 50 (M1 Sp.50)”

11.3.50.1 The property description of this “Light Industrial Special Number 50 (M1 Sp.50)” is PIN# 49134-0477, Part Lot 17, Concession B Widdifield as in LT72530, Except 36M596, 36M662 & Part 11, Plan 36R12829; S/T & T/W LT72530; Subject to an easement in gross over Parts 12 & 13, PL 36R12829 as in BS73036; Subject to an easement in gross over Part 10, Plan 36R12829 as in BS73037; along Wallace Road in the City of North Bay as shown on the attached Schedule and on Schedule "B-54".

11.3.50.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Light Industrial Special Number 50 (M1 Sp.50)" except for the following uses:

- Automobile service station;
- Body shop;
- Bulk sales establishment;
- Courier distribution depot;
- Data storage and processing firm;
- Exhibition building;
- Group Home Type 3;
- Industrial class 1;
- Laboratory;
- Pet daycare facility;
- Recreational facility;
- Recreational vehicle sales, service, and leasing establishments;
- Self-storage use;
- Warehouse; and
- Wholesale uses.

11.3.50.2 (b) The regulations for this "Light Industrial Special Number 50 (M1 Sp.50)" are as follows:

- i) That an office use that is directly affiliated with the industrial use shall be permitted within the main building provided that the use does not exceed 80% of the gross floor area;
- ii) Parking shall be permitted in the front yard.

11.3.50.3 The use of land or building in this "Light Industrial Special Number 50 (M1 Sp.50)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 2015-30 is further amended by inserting "Light Industrial Special Number 50 (M1 Sp.50)" as shown on Schedule "B" to this By-law.
- 5) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 6) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out the objection to the By-law and the reasons in support of the objection, and shall be accompanied by the fee prescribed under the *Ontario Municipal Board Act*, R.S.O. 1990, c. O.28.
- 7) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.

- 8) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, 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 19th Day of October 2015.

Read a Second Time in Open Council the 19th Day of October 2015.

Read a Third Time in Open Council and Passed this 2nd Day of November 2015.

Mayor, Allan McDonald

City Clerk, Catherine Conrad

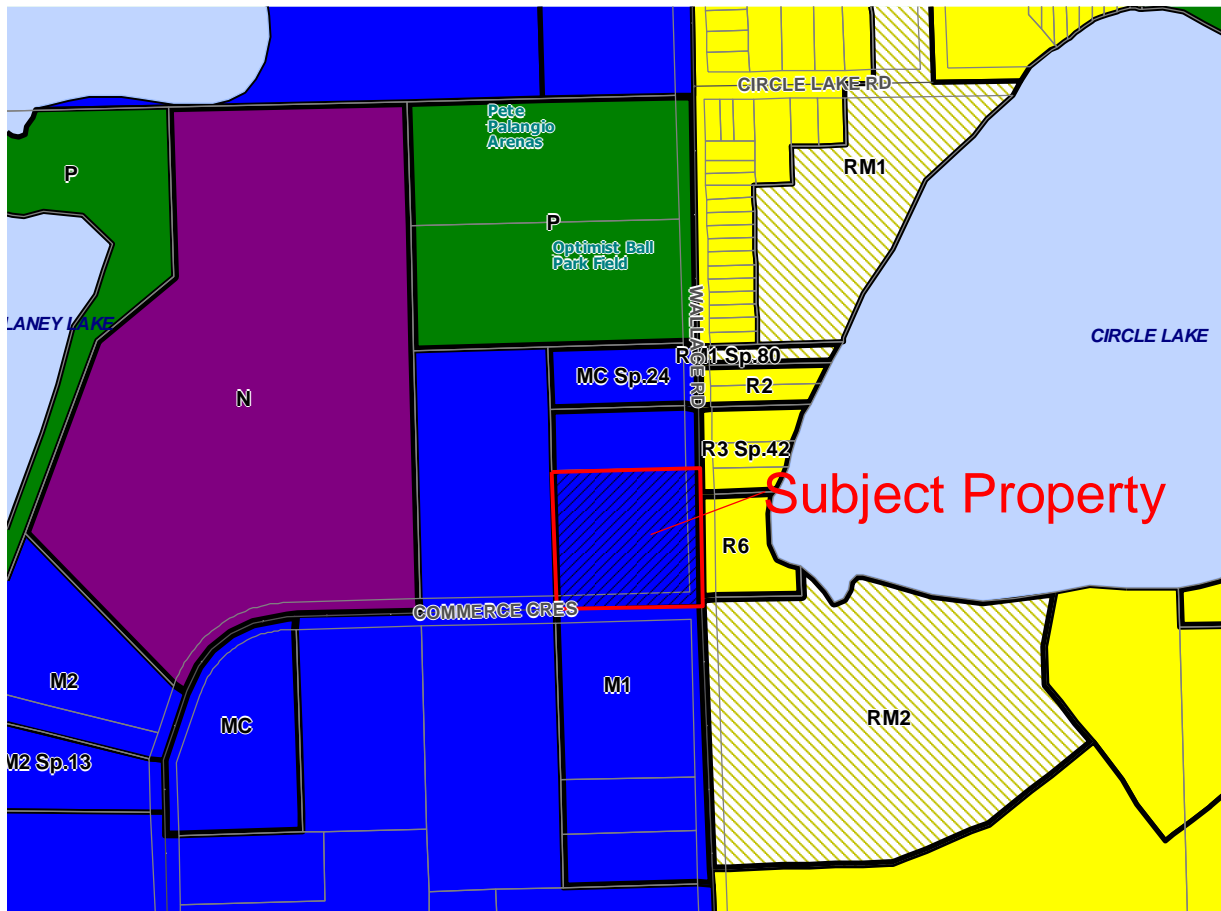
Schedule A

This is Schedule "A"
To By-law No. 2015-109


Passed the 2nd day of November, 2015

Mayor Allan McDonald

City Clerk Catherine Conrad



Legend

 - From "Light Industrial (M1)" to "Light Industrial Special Number 50 (M1 Sp.50)"

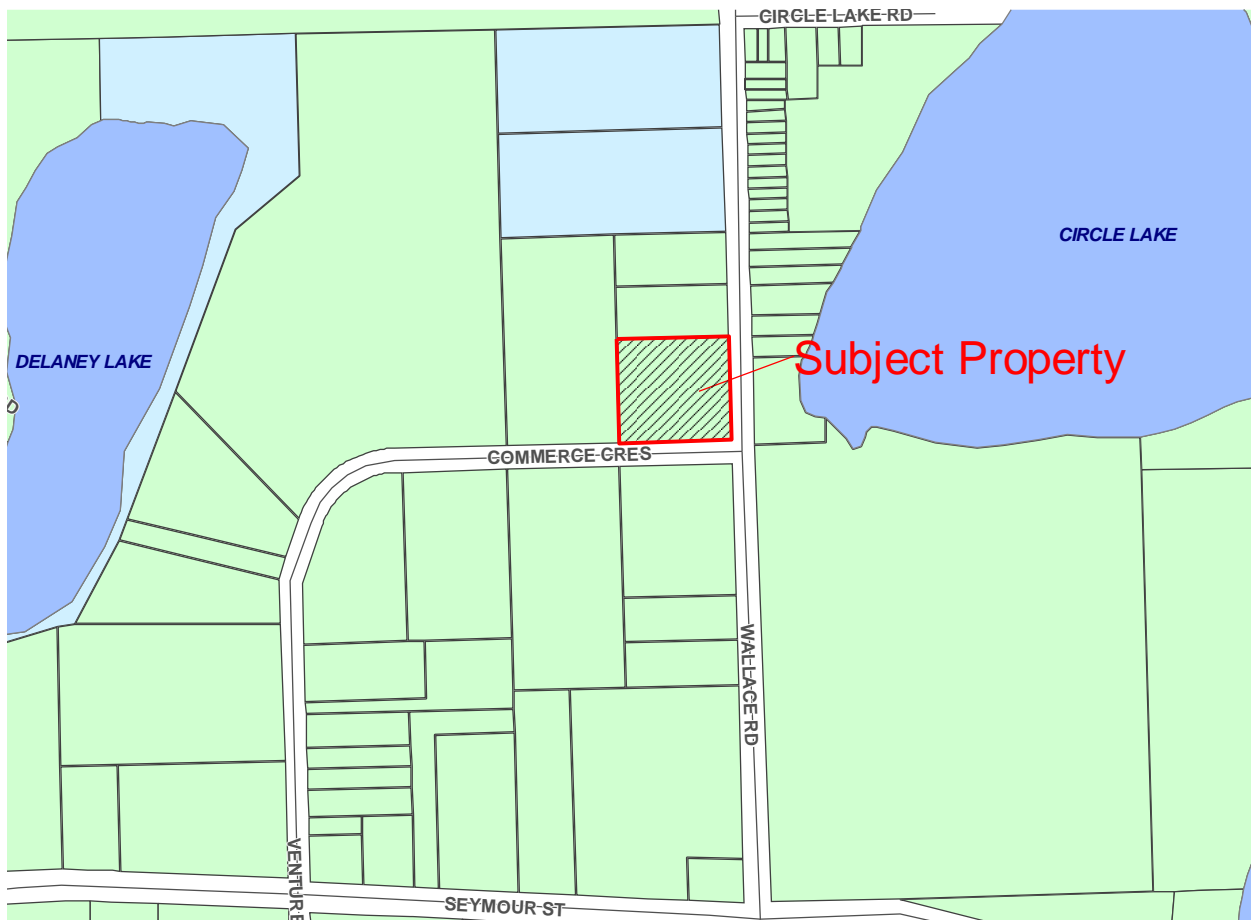
Schedule B

This is Schedule "B"
To By-law No. 2015-109

Passed the 2nd day of November, 2015

Mayor Allan McDonald

City Clerk Catherine Conrad



Legend

 - From "Light Industrial (M1)" to "Light Industrial Special Number 50 (M1 Sp.50)"

