

The Corporation of the City of North Bay

By-Law No. 2016-67

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Oak Street West from a “General Commercial Outer Core Special Zone Number 57 (C2 Sp.57)” Zone to an amended “General Commercial Outer Core Special Zone Number 57 (C2 Sp.57)” Zone

2181738 Ontario Inc. – 495 Oak Street West

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-51” 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 2016-17 adopted by Council on May 30th, 2016 by resolution number 2016-249 to approve this rezoning;

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

- 1) The property shown on Schedule “B-51” and on Schedule “A” attached hereto (which property is more particularly described as PIN # 49167-0002 SRO Lots 48-54 Plan 38 Widdifield; Lots 106-107 Plan 38 Widdifield; SRO Lots 108-113 Plan 38 Widdifield; SRO Part Lot 47 Plan 38 Widdifield; Part Lot 105 Plan 38 Widdifield; SRO Part of Lane Plan 38 Widdifield as in NB161912; S/T Interest of the Municipality, if any; North Bay; District of Nipissing is amended as described herein.
- 2) All buildings or structures erected or altered and the use of land in such “General Commercial Outer Core Special Zone Number 57 (C2 Sp.57)” shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11.2.57 of By-law No. 2015-30 is amended by replacing the existing text with the following:

“11.2.57 “General Commercial Outer Core Special Number 57 (C2 Sp.57)”

11.2.57.1 The property description of this “General Commercial Outer Core Special Number 57 (C2 Sp.57)” is PIN # 49167-0002 SRO Lots 48-54 Plan 38 Widdifield; Lots 106-107 Plan 38 Widdifield; SRO Lots 108-113 Plan 38 Widdifield; SRO Part Lot 47 Plan 38 Widdifield; Part Lot 105 Plan 38 Widdifield; SRO Part of Lane Plan 38 Widdifield as in NB161912; S/T Interest of the Municipality, if any; North Bay; District of Nipissing as shown on the attached Schedule and on Schedule "B-51".

11.2.57.2 (a) No person shall use land, or use, erect, or construct any building or structure in this “General Commercial Outer Core Special Number 57 (C2 Sp.57)” except for the following uses:

- Broadcast Studios or Newsrooms;
- Business Offices;
- Data processing firm;
- Day nursery;
- Financial Institutions;
- Hotels;
- Professional Offices;
- Public and Private parks;
- Public and Private parking areas;
- Places of Worship;
- Public Hospitals or Private Hospitals;
- Private schools; and
- Restaurants.

11.2.57.2 (b) The regulations for this “General Commercial Outer Core Special Number 57 (C2 Sp.57)” are as follows:

- i) The maximum height shall not be more than six (6) stories
- ii) The minimum interior side yard setback shall not be less than 7.9 metres

11.2.57.3 The use of land or building in this “General Commercial Outer Core Special Number 57 (C2 Sp.57)” shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) 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.
- 5) 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.

- 6) 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.
- 7) 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 30th Day of May 2016.

Read a Second Time in Open Council the 30th Day of May 2016.

Read a Third Time in Open Council and Passed this 30th Day of May 2016.

Mayor, Allan McDonald

City Clerk Karen McIsaac

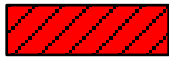
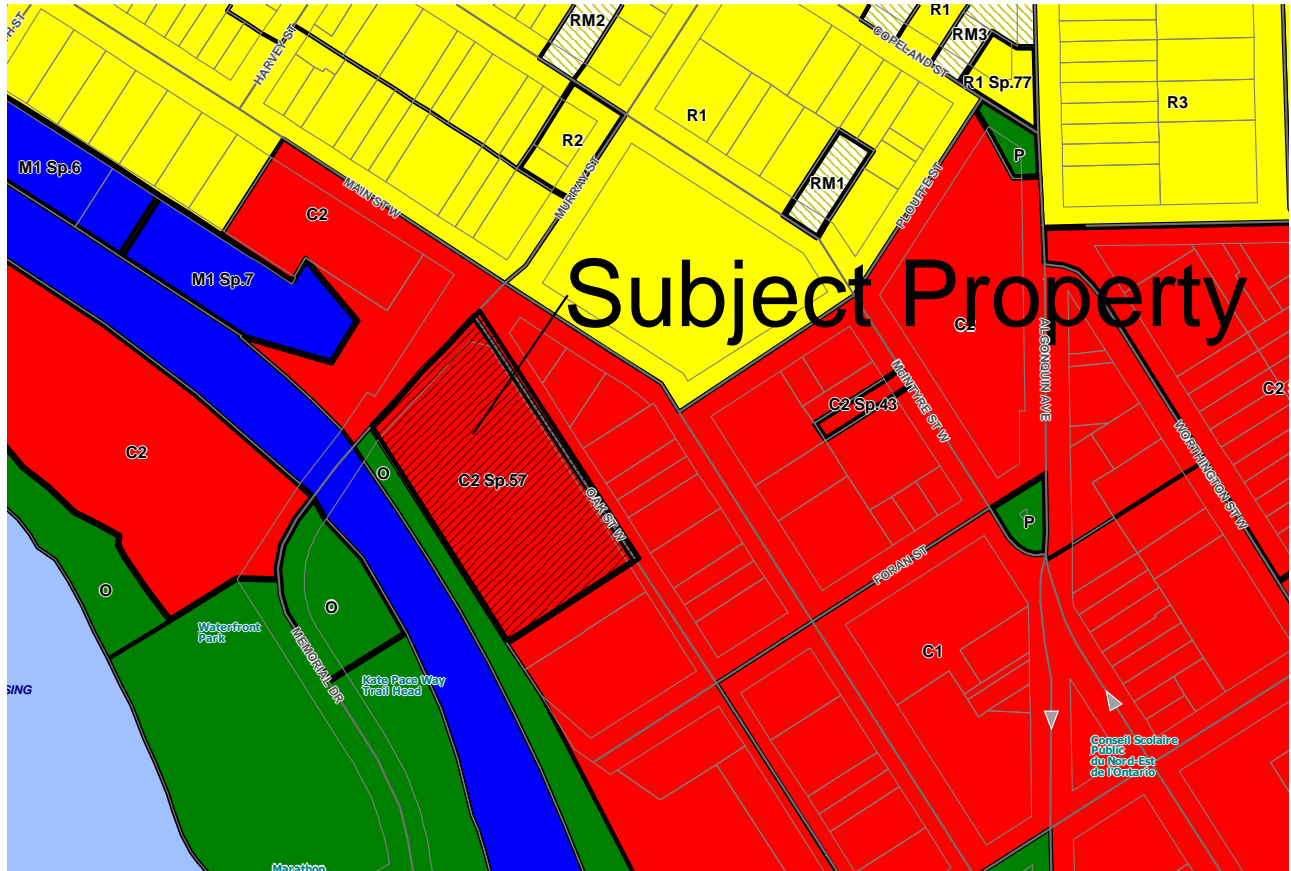
Schedule A

This is Schedule "A"
To By-law No. 2016-67

Passed the 30th Day of May 2016.

Mayor Allan McDonald

City Clerk Karen McIsaac



From "General Commercial Outer Core Special Number 57 (C2 Sp.57)" to an amended "General Commercial Outer Core Special Number 57 (C2 Sp.57)"

Schedule B

This is Schedule "B"
To By-law No. 2016-67

Passed the 30th Day of May 2016.

Mayor Allan McDonald

City Clerk Karen McIsaac

