

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 102-92

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON GORMANVILLE ROAD FROM A "LIGHT INDUSTRIAL ONE (M1)" ZONE TO AN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 27 (MC SP.27)" (TAKI'S INVESTMENTS - 504 GORMANVILLE ROAD)

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 deemed it desirable to accommodate certain concerns brought forward by the Canadian National Railway;

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-41 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-41" 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 1, 2 and 5, Plan M-167, Part 21 and the easterly 39.26 metres of Part 22, Plan NR-2326 along Gormanville Road in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Light Industrial One (M1)" zone to an "Industrial Commercial Special Zone No. 27 (MC Sp.27)".
  
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.27:
  - 11.4.27 "Industrial Commercial Special Zone No. 27 (MC Sp.27)"
  
  - 11.4.27.1 The property description of this "Industrial Commercial Special Zone No. 27 (MC Sp.27)" is Lot 1, 2 and 5, Plan M-167, Part 21 and the easterly 39.26 metres of Part 22, Plan NR-2326 along Gormanville Road in the City of North Bay as shown on the attached Schedules and Schedule "B-41".

11.4.27.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 27 (MC Sp.27)" except for the following uses:

- neighbourhood convenience store;
- local retail store;
- all those uses permitted in the Light Industrial One (M1) zone;

11.4.27.2(b) The regulations for this "Industrial Commercial Special Zone No. 27 (MC Sp.27)" are as follows:

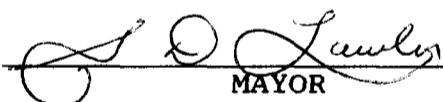
- i) The minimum front yard setback shall be ten and five-tenths (10.5) metres;
- ii) the minimum northerly side yard setback shall be zero and three-tenths (0.3) metres.

11.4.27.3 The use of land or buildings in this "Industrial Commercial Special Zone No. 27 (MC Sp.27)" 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 Industrial Commercial Special Zone No. 27 (MC Sp.27)" as shown on Schedule "C" to this By-law.
- 4) By-law No. 46-92 is hereby repealed.
- 5) 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 objection, 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 11TH DAY OF MAY 1992.  
READ A SECOND TIME IN OPEN COUNCIL THE 25TH DAY OF MAY 1992.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25TH DAY  
OF MAY 1992.

  
MAYOR

  
CITY CLERK

This is Schedule "  A  "

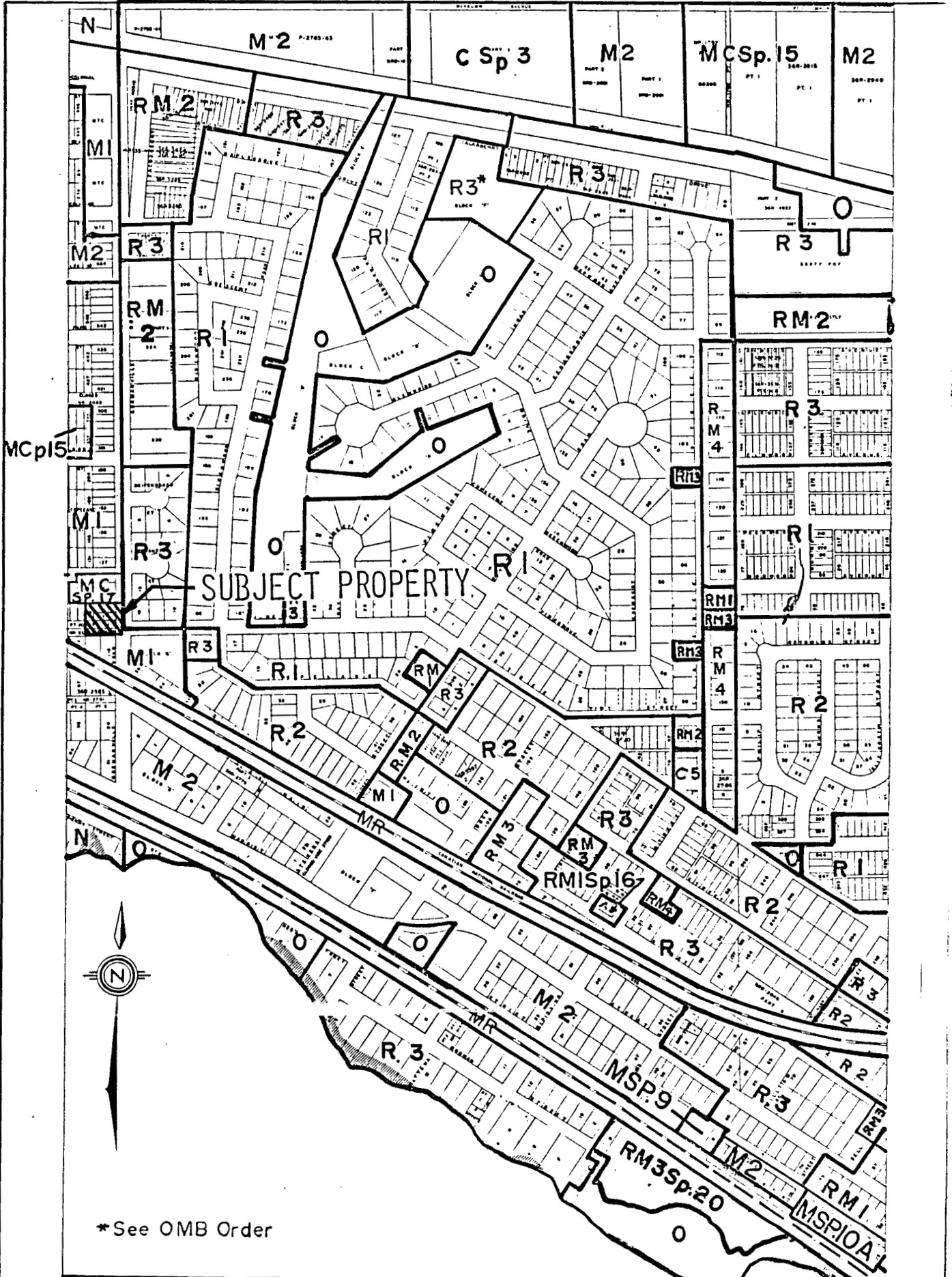
To By-law No.  102-92

Passed the  25TH  day of  MAY

19  92 .

*S. J. Lawless*  
MAYOR

*[Signature]*  
CITY CLERK



SCHEDULE  
B - 41

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

LEE STREET

PARR STREET 36R-3640

475

NR-2344 PT.2

NR-2600 PT.3

NR-2344 PT.3

NR-2326 PT.10

NR-2344 PT.4

NR-2326 PT.10

NR-2344 PT.6

NR-2344 PT.6

NR-2344 PT.6

NR-2344 PT.6

NR-2344 PT.6

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NR-2344 PT.6

NR-2344 PT.6

NR-2344 PT.6

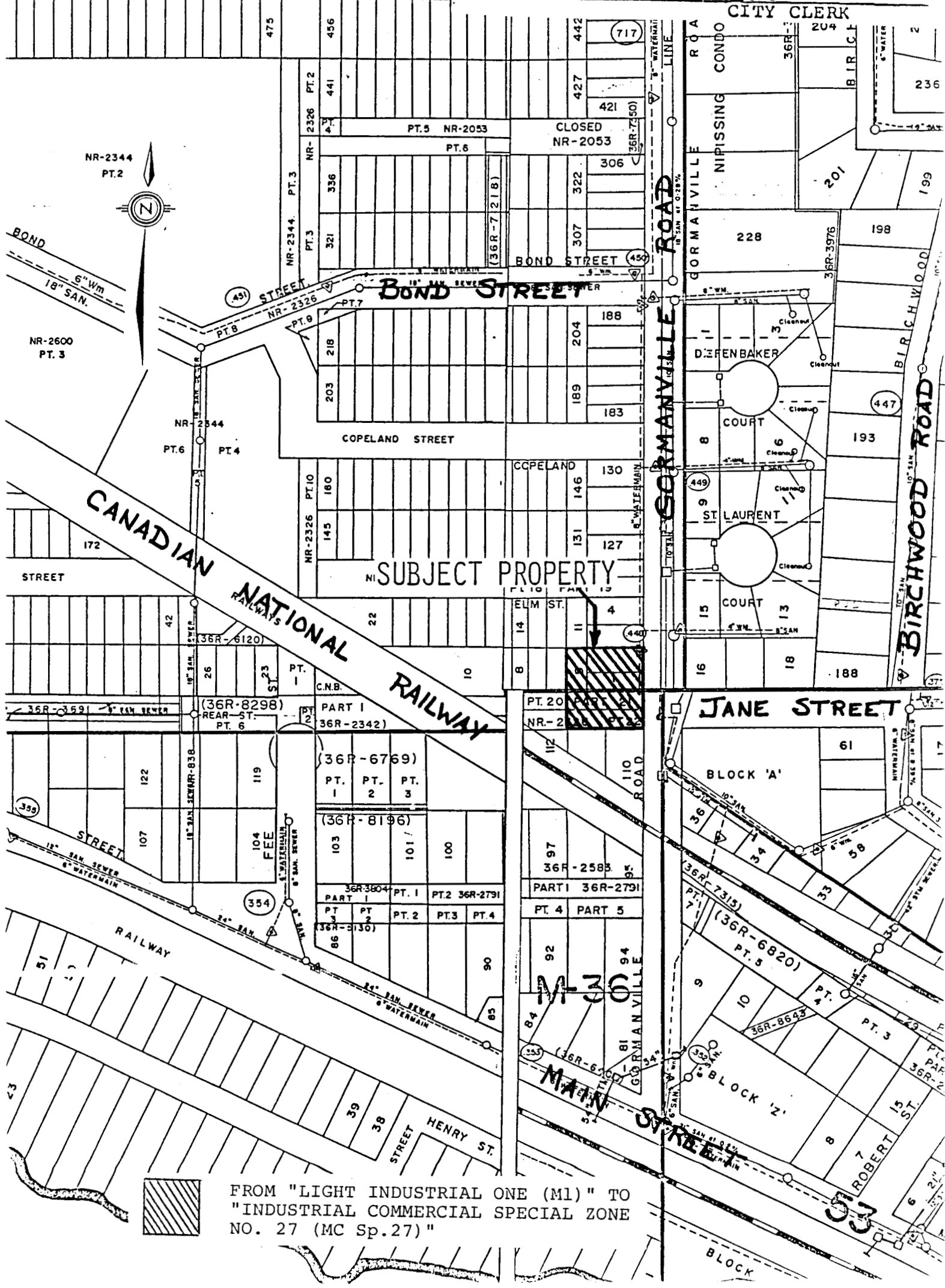
This is Schedule " B "

To By-law No. 102-92

Passed the 25TH day of MAY 19 92 .

*S. J. J. J.*  
MAYOR

*B. B. B.*  
CITY CLERK



CANADIAN NATIONAL RAILWAY

SUBJECT PROPERTY



JANE STREET

FROM "LIGHT INDUSTRIAL ONE (M1)" TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 27 (MC Sp.27)"

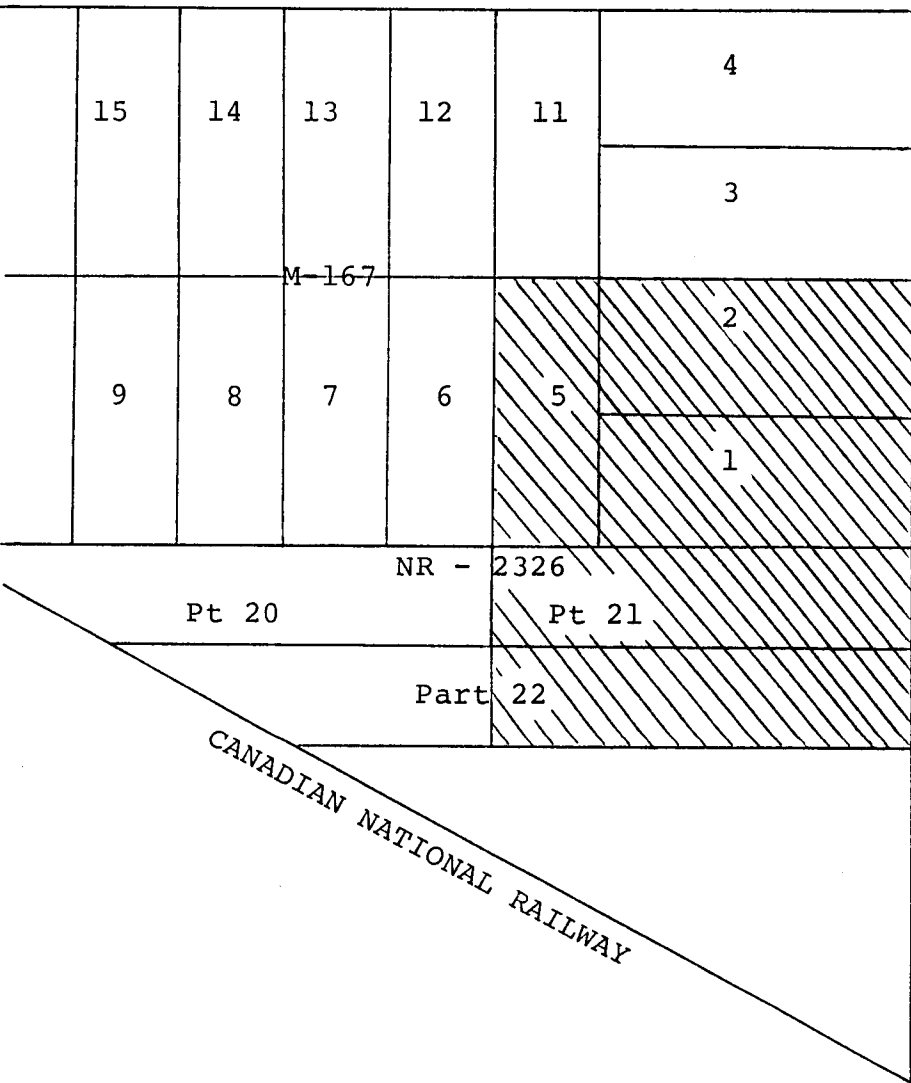
This is Schedule " C "

To By-law No. 102-92

Passed the 25TH day of MAY  
19 92 .

  
MAYOR  
  
CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 27 (MC Sp.27)"



GORMANVILLE ROAD

JANE STREET



Scale 1" - 60 Feet