

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2012-167

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON DREE STREET
FROM AN "INDUSTRIAL HOLDING (MH)" ZONE TO A
"INDUSTRIAL SPECIAL ZONE NO. 3 (M SP.3)"**

(GAP CONSTRUCTION CO. LTD. – 387 DREE STREET)

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 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 Schedules "B-82" and "B-83" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on August 13th, 2012 to approve this rezoning.

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

- 1) Schedules "B-82" and "B-83" of By-law No. 28-80 are amended by changing the zoning designation of the property shown on Schedules "A" and "B" attached hereto, which property is more particularly described as Concession 14, Part of Lot 34, Parcels 5464 & 6761 in the former Township of West Ferris, known locally as a specific parcel of vacant land behind 379, 383 & 387 Dree Street in the City of North Bay.
- 2) All buildings or structures erected or altered and the use of land in such "Industrial Special Zone No. 3 (M Sp.3)" shall conform to all applicable provisions of By-law No. 28-80 of the Corporation of the City of North Bay.
- 3) Pursuant to Section 41 of the Planning Act, R.S.O, 1990 as amended, those lands shown as hatched on Schedule "B" attached hereto are hereby designated a Site Plan Control Area.
- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
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 13TH DAY OF AUGUST 2012.

READ A SECOND TIME IN OPEN COUNCIL THE 13TH DAY OF AUGUST 2012.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17TH DAY OF SEPTEMBER, 2012.

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MAYOR ALLAN MCDONALD

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CITY CLERK CATHERINE CONRAD

This is Schedule "A"

To By-law No. 2012-167

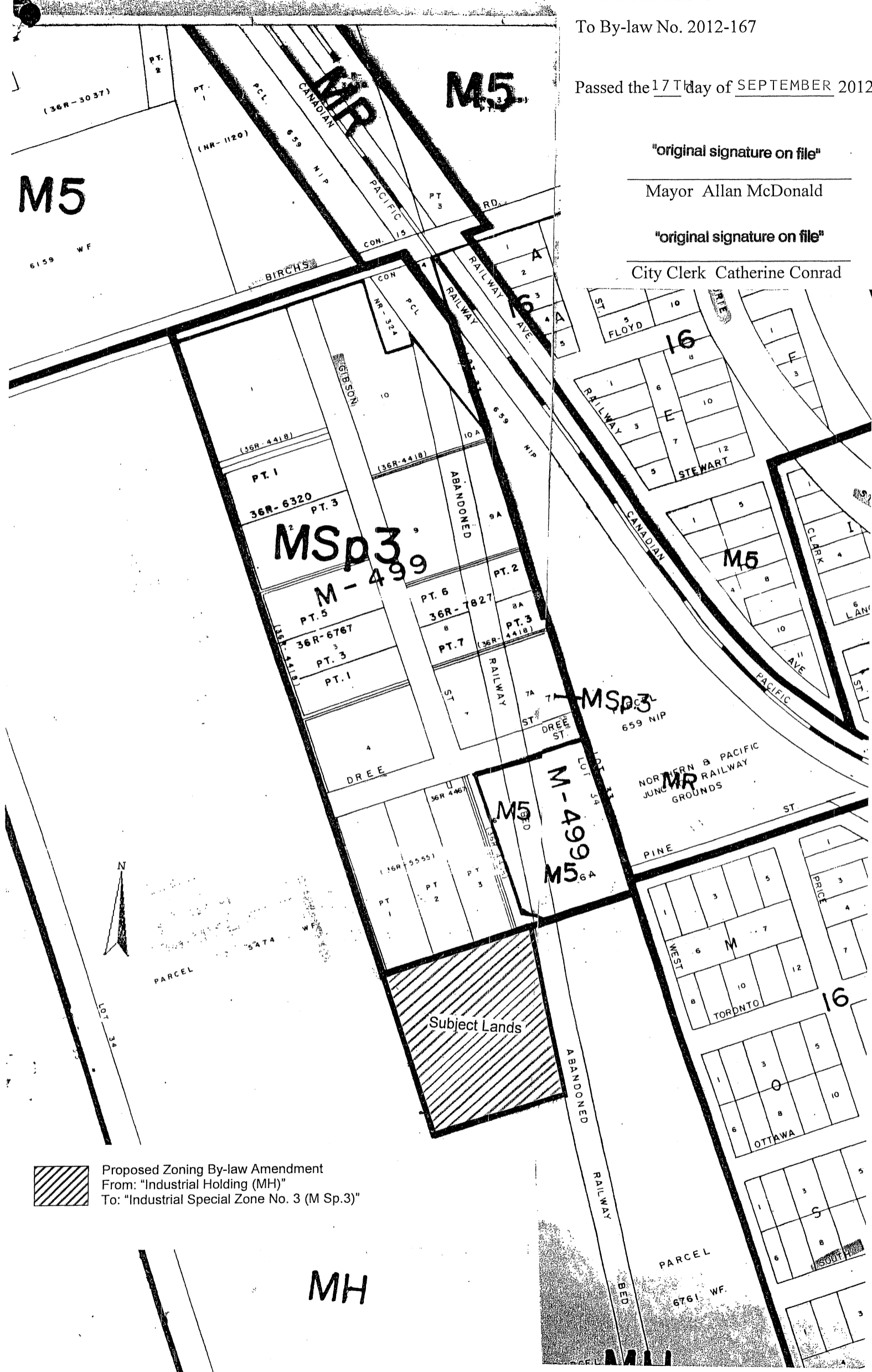
Passed the 17th day of SEPTEMBER 2012

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Mayor Allan McDonald

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City Clerk Catherine Conrad




 Proposed Zoning By-law Amendment
 From: "Industrial Holding (MH)"
 To: "Industrial Special Zone No. 3 (M Sp.3)"

MH

This is Schedule "B"
To By-law No. 2012-167

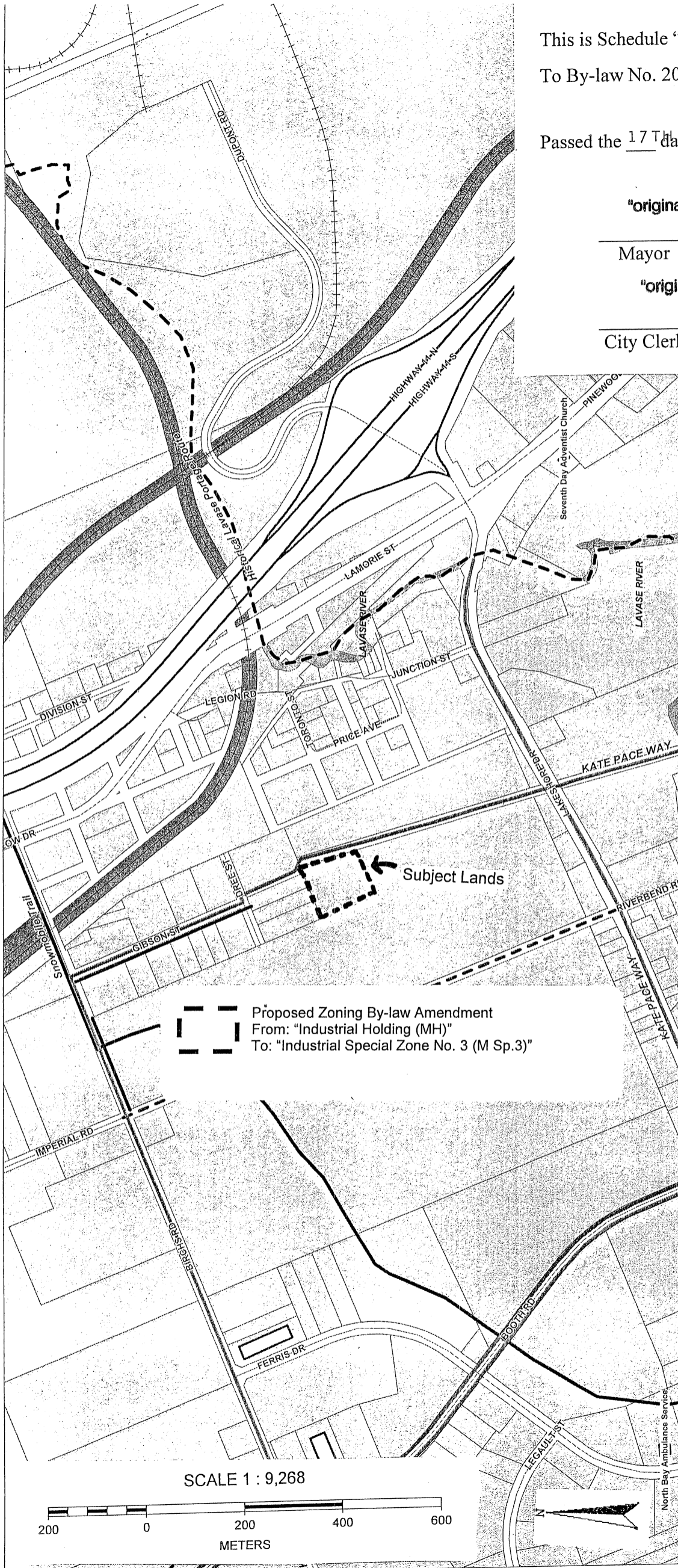
Passed the 17th day of SEPTEMBER 2012

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Mayor Allan McDonald

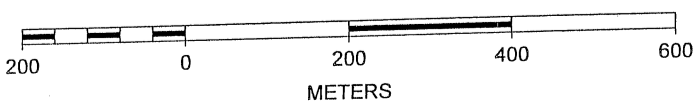
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City Clerk Catherine Conrad



Proposed Zoning By-law Amendment
From: "Industrial Holding (MH)"
To: "Industrial Special Zone No. 3 (M Sp.3)"

SCALE 1 : 9,268



North Bay Ambulance Service

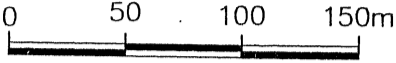
SKETCH FOR CONSENT REZONING APPLICATION

PART OF LOT 34
CONCESSION 14

TOWNSHIP OF WEST FERRIS

NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

SCALE 1: 2500



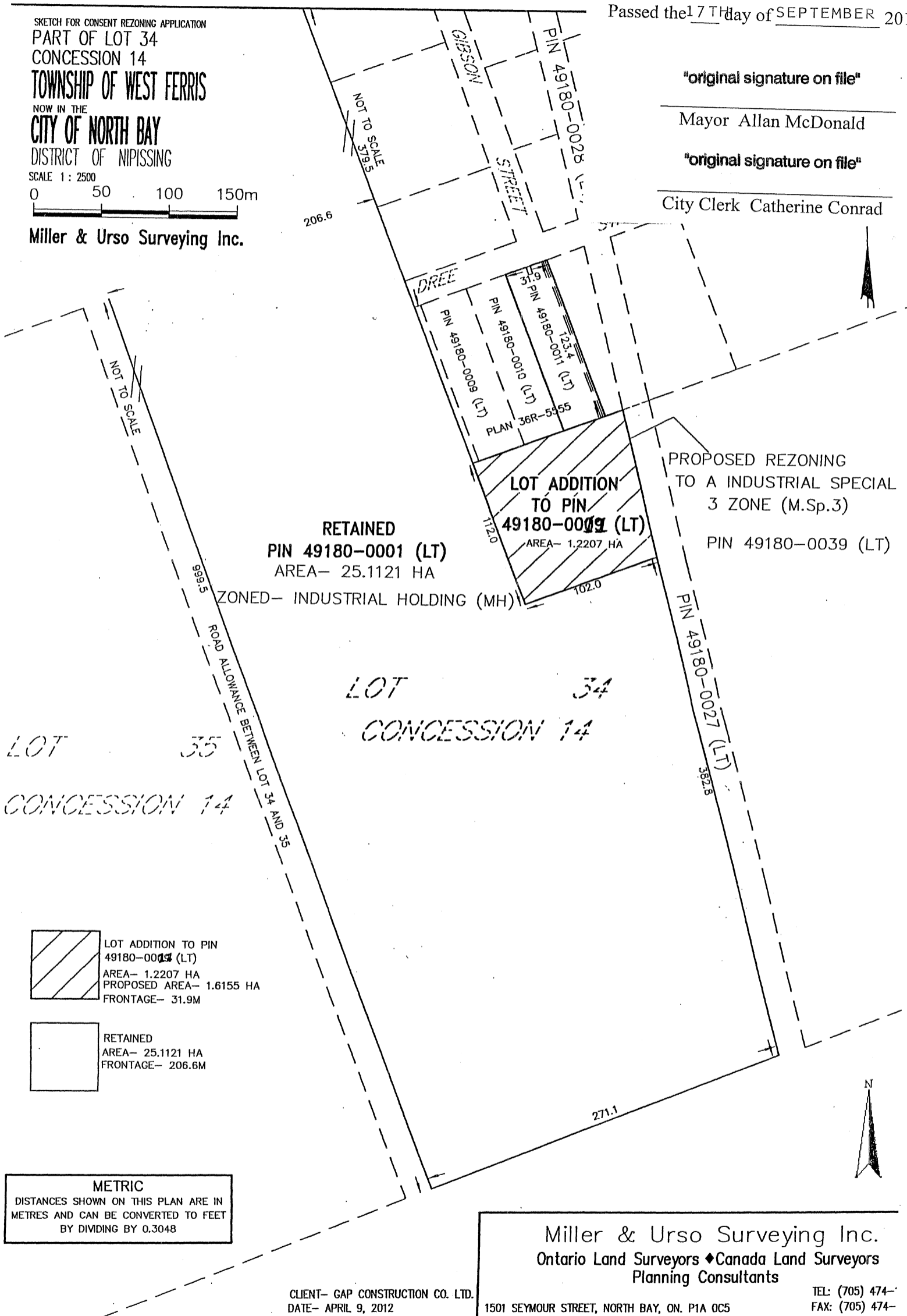
Miller & Urso Surveying Inc.

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Mayor Allan McDonald

"original signature on file"

City Clerk Catherine Conrad



RETAINED
PIN 49180-0001 (LT)
AREA- 25.1121 HA

ZONED- INDUSTRIAL HOLDING (MH)

LOT ADDITION
TO PIN
49180-0009 (LT)

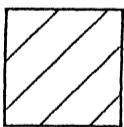
AREA- 1.2207 HA

PROPOSED REZONING
TO A INDUSTRIAL SPECIAL
3 ZONE (M.Sp.3)

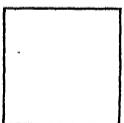
PIN 49180-0039 (LT)

LOT 34
CONCESSION 14

LOT 35
CONCESSION 14



LOT ADDITION TO PIN
49180-0009 (LT)
AREA- 1.2207 HA
PROPOSED AREA- 1.6155 HA
FRONTAGE- 31.9M



RETAINED
AREA- 25.1121 HA
FRONTAGE- 206.6M

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

Miller & Urso Surveying Inc.
Ontario Land Surveyors ♦ Canada Land Surveyors
Planning Consultants

CLIENT- GAP CONSTRUCTION CO. LTD.
DATE- APRIL 9, 2012

1501 SEYMOUR STREET, NORTH BAY, ON. P1A 0C5

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FAX: (705) 474-