

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2007 – 150

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS OFF SEYMOUR STREET
FROM A “LIGHT INDUSTRIAL THREE (M3)” ZONE TO AN
“INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 57 (MC Sp.57)”**

(CHAMBERLAIN ARCHITECTS LTD. – SEYMOUR 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 zoning designation shown on Schedule “B-52” 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 June 25th, 2007 to approve this rezoning.

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

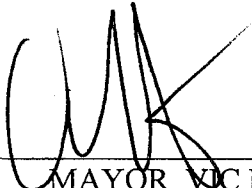
- 1) Schedule "B-52" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as Part of Concession C, Lot 18 and Part of Parcel 2133) off Seymour Street in the City of North Bay from a “Light Industrial Three Zone (M3)” to a “Industrial Commercial Special Zone No. 57 (MC Sp.57)”
- 2) Section 11.4.57 of By-law No. 28-80 is amended by deleting the existing text and schedule and replacing it with the following:
 - 11.4.57 Industrial Commercial Special Zone No. 57 (MC Sp.57)
 - 11.4.57.1 The property description of this “Industrial Commercial Special Zone No. 57 (MC Sp.57)” is Part of Concession C, Lot 18 and Part of Parcel 2133 along Seymour Street in the City of North Bay as shown on the attached Schedule and on Schedule “B”.
 - 11.4.57.2 The permitted uses of this “Industrial Commercial Special Zone No. 57 (MC Sp.57)” shall be:
 - Hotels and Motels
 - 11.4.57.3 The regulations for this “Industrial Commercial Special Zone No. 57” are as follows:
 - i) The minimum front yard setback from Seymour Street shall be four metres (4.0).
 - ii) The minimum parking requirement shall be calculated at a ratio of 0.95 parking spaces per unit.
 - 11.4.57.4 The use of land or building in this “Industrial Commercial Special Zone No. 57 (MC Sp.57)” shall conform to all other regulations of this By-law, except as hereby expressly varied."
- 4) Section 11 of By-law No. 28-80 is further amended by inserting “Industrial Commercial Special Zone No. 57 (MC Sp.57)” as shown on Schedule “C” to this By-law.

- 5) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule "A" attached hereto are hereby designated as a Site Plan Control Area.
- 6) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O.Reg. 254/06 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 25th DAY OF JUNE 2007.

READ A SECOND TIME IN OPEN COUNCIL THE 25th DAY OF JUNE 2007.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25th DAY OF JUNE 2007.



MAYOR VIC FEDELI

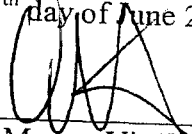


CITY CLERK CATHERINE CONRAD

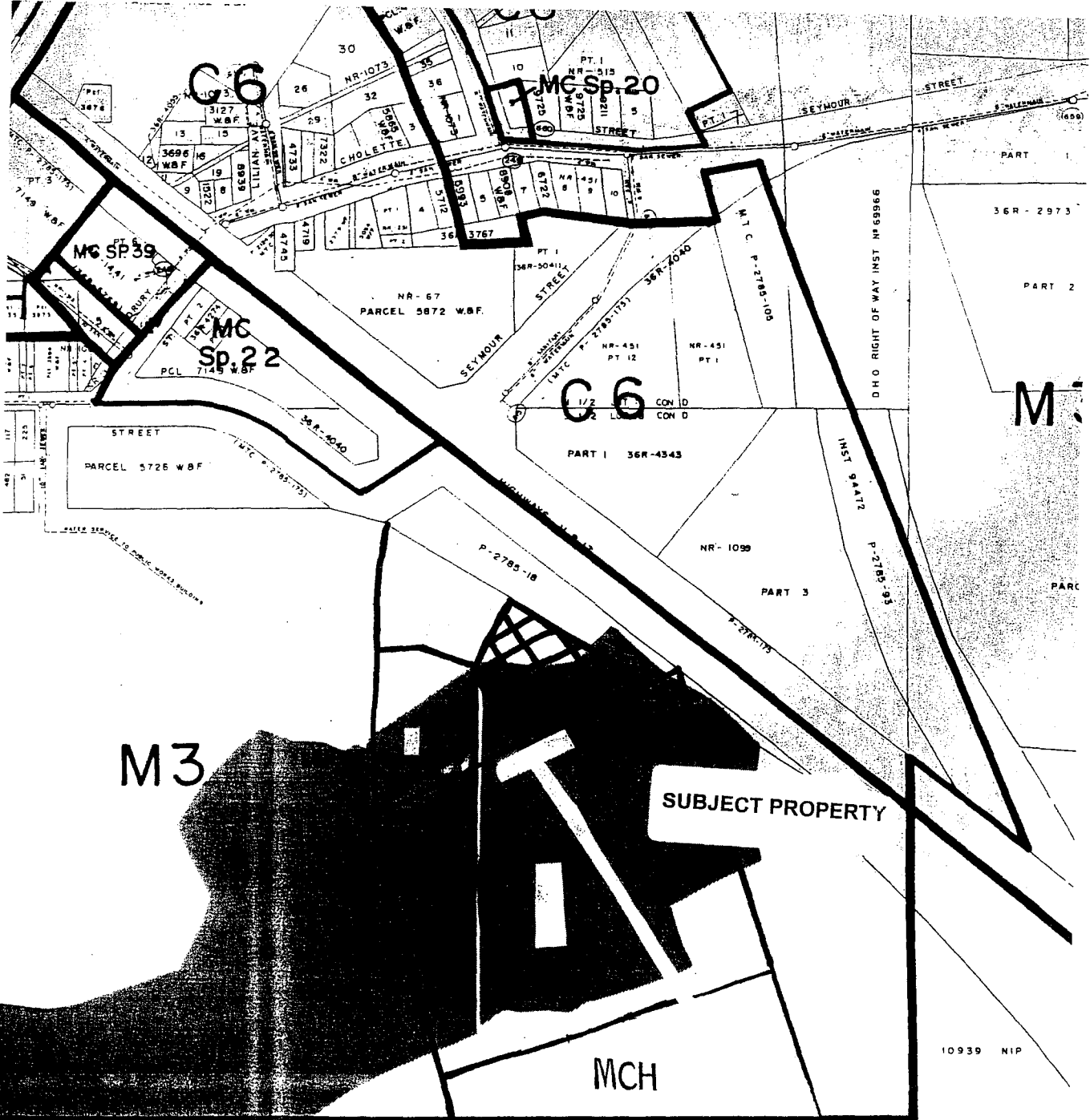
This is Schedule "A"

To By-law No. 2007-150

Passed the 25th day of June 2007


Mayor Vic Fedeli

Catherine Conrad
City Clerk Catherine Conrad



SCALE 1:2000

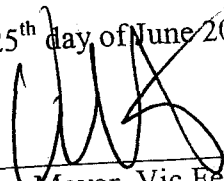
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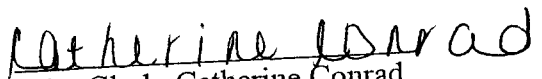
This is Schedule "B"

To By-law No. 2007-150

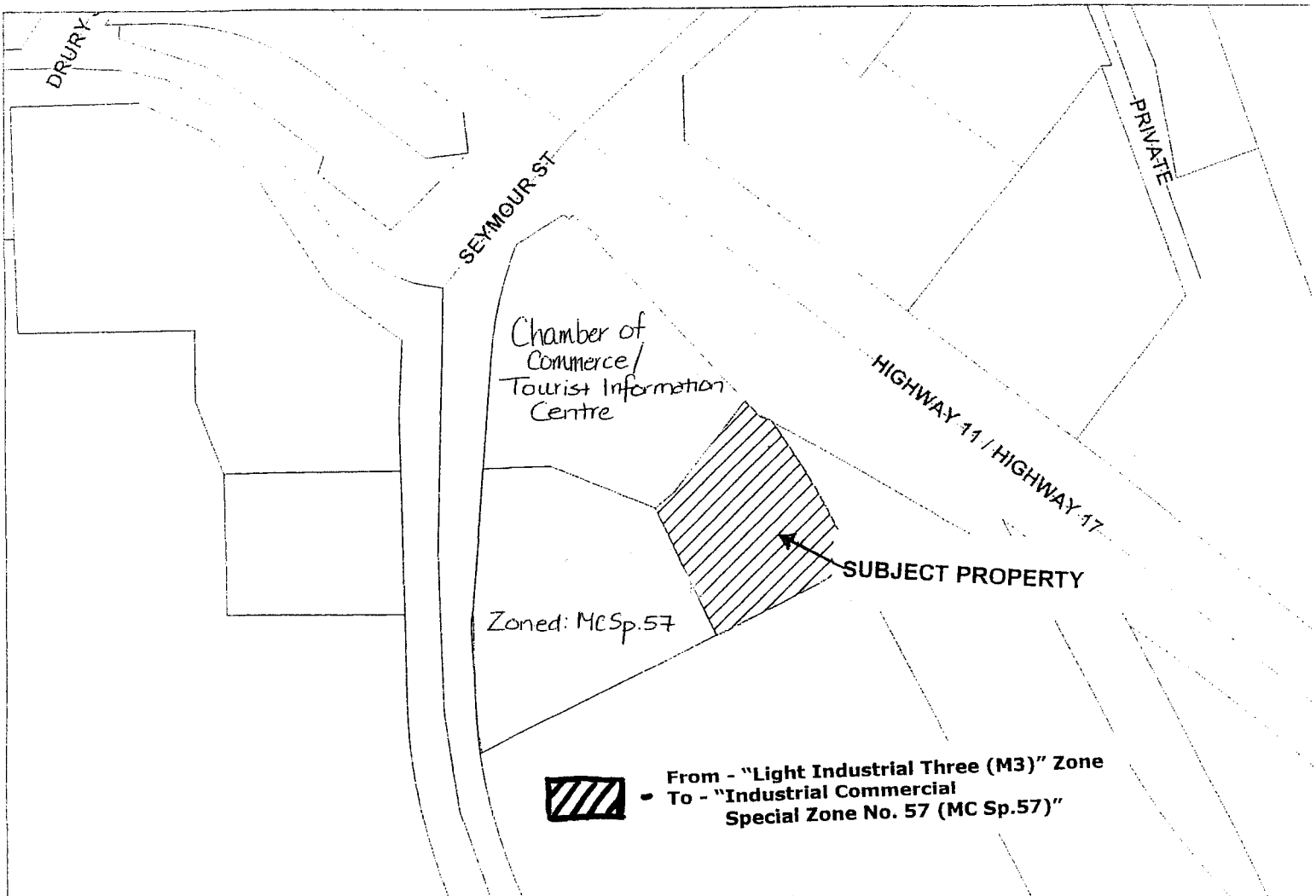
Passed the 25th day of June 2007



Mayor Vic Fedeli



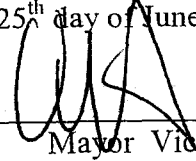
City Clerk Catherine Conrad

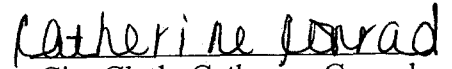


This is Schedule "C"

To By-law No. 2007-150

Passed the 25th day of June 2007

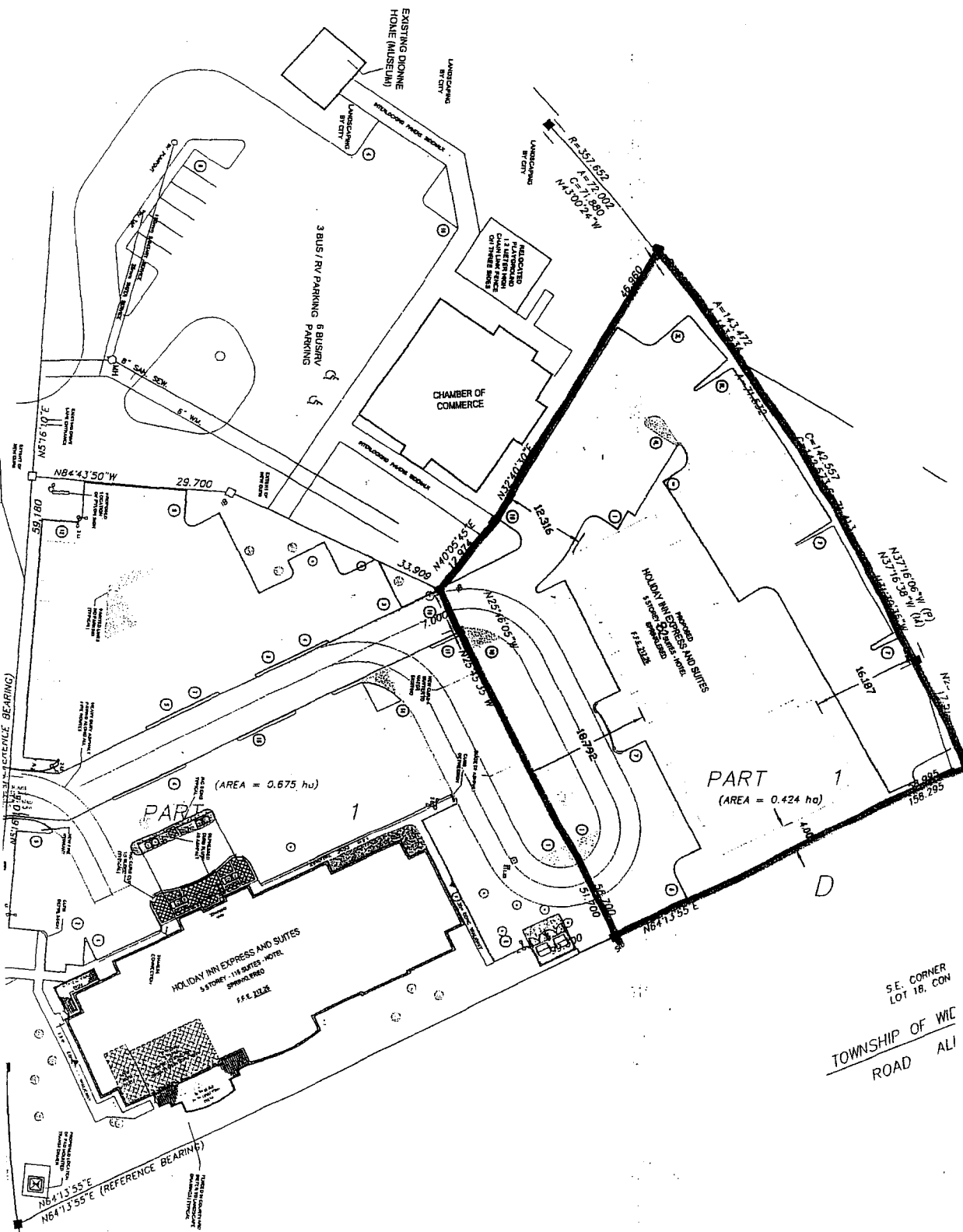

Mayor Vic Fedeli


City Clerk Catherine Conrad

PLAN OF SURVEY OF
MUNICIPALITY OF THE
PART OF SOUTH HALF OF LOT 18, CONCESSION D
GEOGRAPHIC TOWNSHIP OF WIDDIFIELD

CITY OF NORTH BAY

SOUTH HALF OF LOT 18



S.E. CORNER
LOT 18, CON

TOWNSHIP OF WIC
ROAD ALI

COMBINED NORTH BAY SITES PHASE ONE AND TWO

198 PARKING SPACES REQUIRED
184 PARKING SPACES PROVIDED

REZONING REQUIRES 7.5% REDUCTION IN PARKING REQUIREMENT

60% LARGE 40% SMALLER PARKING STALL SIZE PROVIDED


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Architects
Constructors
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