

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 39-94

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON GORMANVILLE ROAD FROM "LIGHT INDUSTRIAL ONE (M.1)" TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 17 (MC SP.17)" AND FURTHER TO AMEND THE PROPERTY DESCRIPTION PERMITTED USES AND REGULATIONS FOR "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 17 (MC SP.17)" CONTAINED WITHIN SECTION 11.4.16 OF BY-LAW NO. 28-80 (P. & G. AUTO SALES LIMITED)

WHEREAS the owner of the subject property has requested a rezoning;

AND WHEREAS the owner of the subject property has requested an amendment to the property description, permitted uses, and governing regulations contained within "Industrial Commercial Special Zone No. 17 (MC Sp.17)";

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, R.S.O. 1990;

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 Plan 36R-9518, Part 1, along Gormanville Road in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Light Industrial One (M.1)" zone to an "Industrial Commercial Special Zone No. 17 (MC Sp.17)".
- 2) Section 11 of By-law No. 28-80 is amended by deleting Subsection 11.4.17 in its entirety and replacing it with the following:

"11.4.17 "Industrial Commercial Special Zone No. 17 (MC Sp.17)"

11.4.17.1 The property description of this "Industrial Commercial Special Zone No. 17 (MC Sp.17)" is Plan M-167, Lots 3, 4, 11, 12 and 13, Plan 36R-2326, Part 19, Plan 36R-9518, Part 1 along Gormanville Road in the City of North Bay as shown on the attached Schedules and Schedule "B-41".

11.4.17.2 No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 17 (MC Sp.17)", except for the following uses:

- auto dealerships and service establishments;
- banks;
- hotels and motels;
- public garages;
- restaurants and taverns;
- service stations or gas bars;
- all those uses permitted in the Light Industrial One (M.1) zone;
- one (1) apartment unit shall be permitted for an essential workman or caretaker within the main building;
- outside storage associated with and accessory to the main industrial-commercial uses.

11.4.17.3 The use of land or buildings in this "Industrial Commercial Special Zone No. 17 (MC Sp.17)" 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 amended "Schedule to Industrial Commercial Special Zone No. 17 (MC Sp.17)" as shown on Schedule "C" to this By-law.
- 4) By-law No. 113-89 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 25th DAY OF APRIL
1994

READ A SECOND TIME IN OPEN COUNCIL THE 9th DAY OF MAY
1994

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 9th DAY OF
MAY, 1994

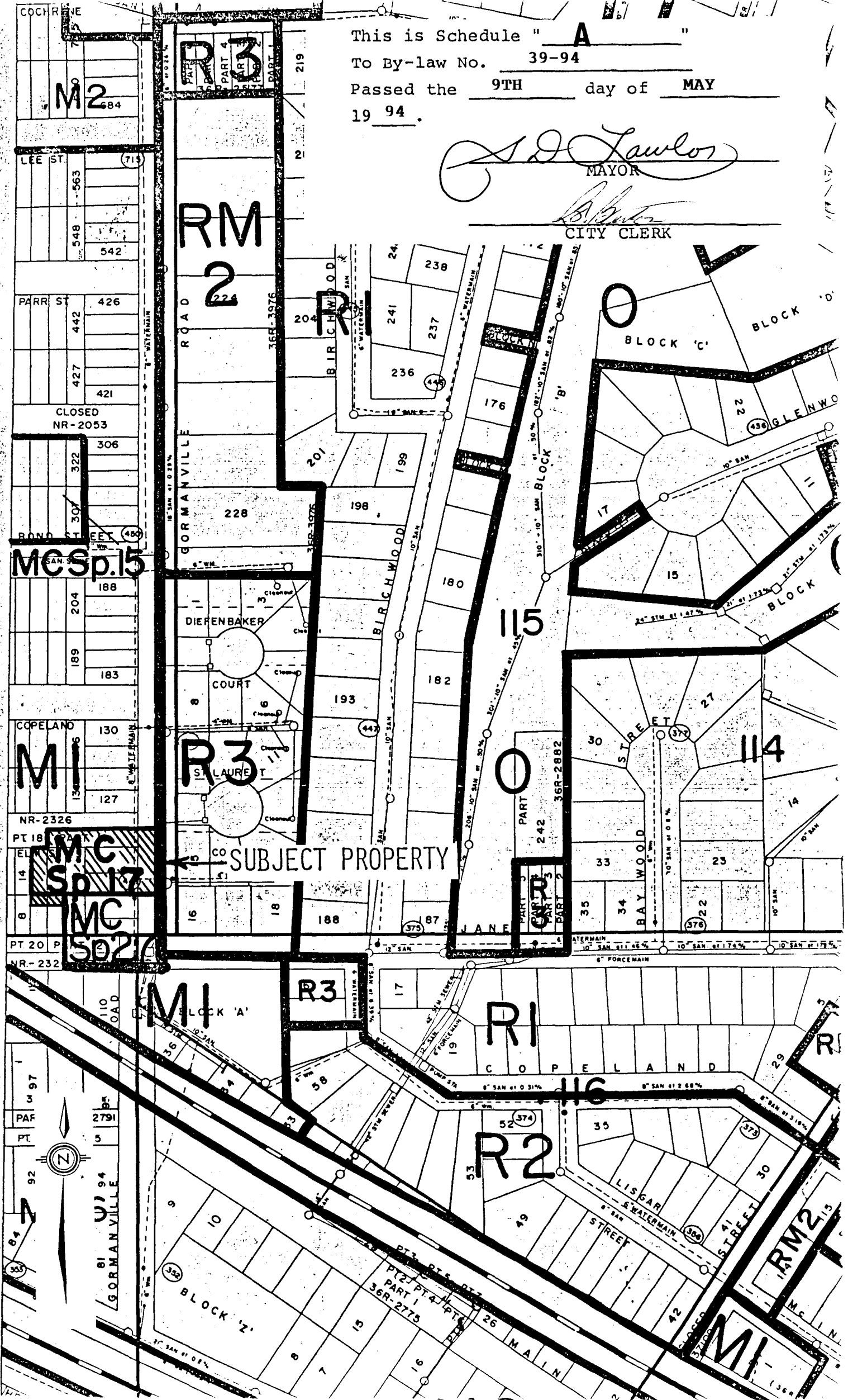

MAYOR


CITY CLERK

This is Schedule " A "
To By-law No. 39-94
Passed the 9TH day of MAY
19 94.

S. D. Lawlor
MAYOR

B. Butts
CITY CLERK



RM
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MC Sp. 15

MI

MC Sp. 17
MC Sp. 20

R3

MI

R3

RI

R2

RM2

MI

SUBJECT PROPERTY



81
87
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GORMANVILLE

PT. 3
PT. 4
PT. 5
PT. 6
PART 1
36R-2775

PART 1
PART 2
PART 3
PART 4
36R-2882

COCHRANE
M2
LEE ST
PARR ST
BOND ST
COPELAND
PT 18
ELMS
PT 20 P
NR-232

R3
PART 1
PART 2
PART 3
PART 4
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204
201
228
DIEFENBAKER COURT
S. LAURET
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BIRCHWOOD
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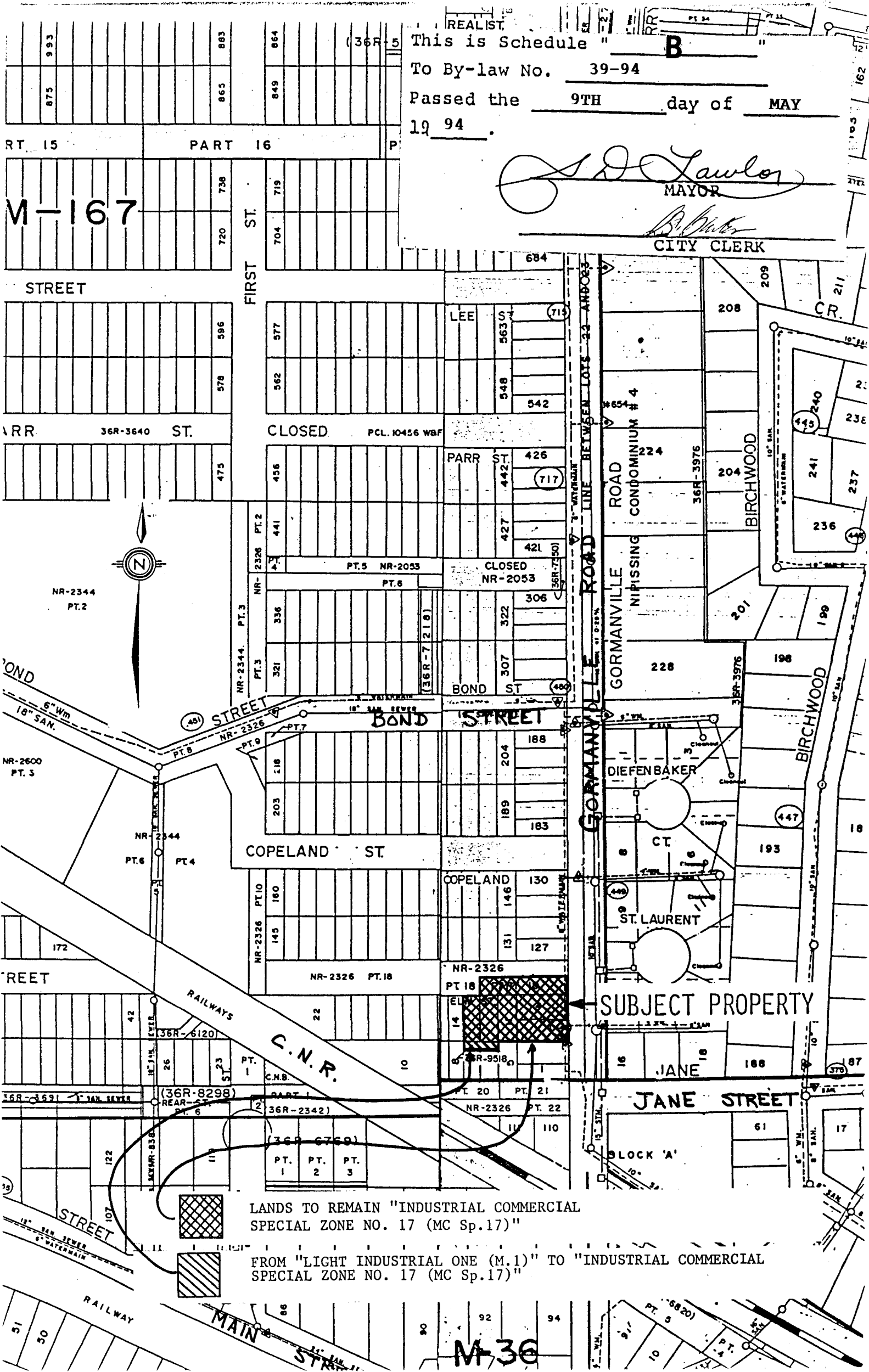
COPELAND
LISGAR & WATERMAIN
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This is Schedule "B"
To By-law No. 39-94
Passed the 9TH day of MAY
19 94

S. D. Lawlor
MAYOR

B. [Signature]
CITY CLERK



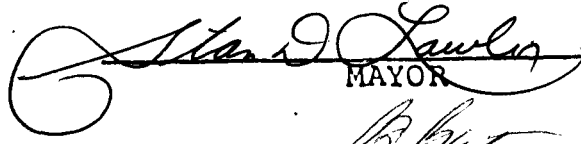

M-167

LANDS TO REMAIN "INDUSTRIAL COMMERCIAL
SPECIAL ZONE NO. 17 (MC Sp.17)"

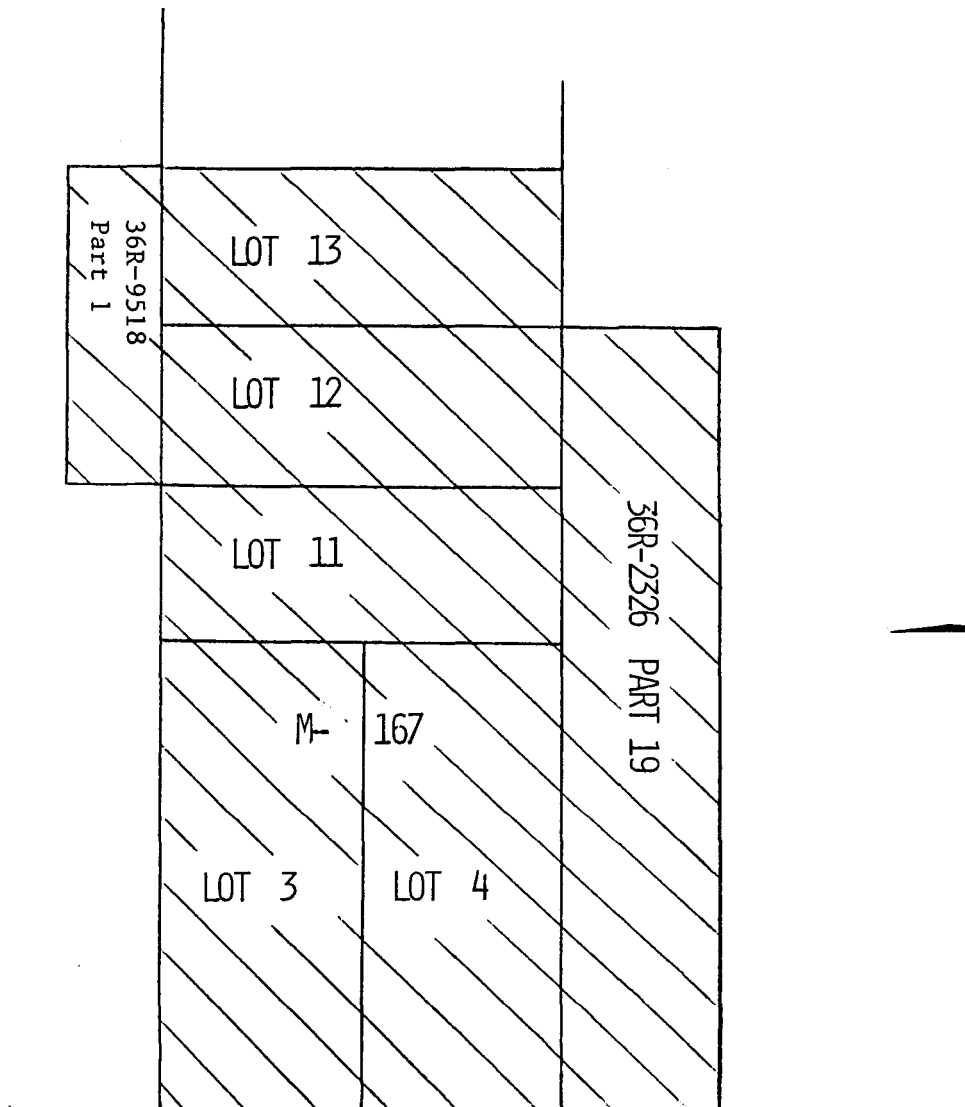
FROM "LIGHT INDUSTRIAL ONE (M.1)" TO "INDUSTRIAL COMMERCIAL
SPECIAL ZONE NO. 17 (MC Sp.17)"

M-36

This is Schedule " C "
To By-law No. 39-94
Passed the 9TH day of MAY
1994.


MAYOR

CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 17 (MC, SP.17)"



GORMANVILLE ROAD

0 20 40 60

FEET