

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 146-83

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON GORMANVILLE ROAD FROM (R.H) TO "COMMERCIAL SPECIAL ZONE NO. 15 (C.6 SP.15)" AND "OPEN SPACE (O)" (SUGAR SHACK)

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 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-31" 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-31" 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 Parts 1, 2 and 3 of Plan 36R-6476; part of Part 1 Plan 36R-2771, part of the Remainder of Parcel 1798 W&F along the boundary between Lots 22 and 23 of Concession "B" in the City of North Bay, shown as hatched on Schedule "B" attached hereto), from a "Residential Holding (R.H)" Zone to a "Commercial Special Zone No. 15 (C.6 Sp.15)" and an "Open Space (O)" Zone.
2. All buildings or structures erected or altered and the use of land in such "Open Space (O)" Zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
3. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof, the following Section 11.3.15:  
"11.3.15 Commercial Special Zone No. 15 (C.6 Sp.15)"  
11.3.15.1 The property description of this "Commercial Special Zone No. 15 (C.6 Sp.15)" is:  
Parts 1, 2 and 3 of Plan 36R-6476 in the City of North Bay as shown on the attached Schedule and Schedule "B-31".

11.3.15.2 (a) No person shall use land or erect or construct any building or structure in this "Commercial Special Zone No. 15 (C.6 Sp.15)" Zone except for the following uses:

Restaurants and Taverns

(b) The regulations for this "Commercial Special Zone No. 15 (C.6 Sp.15)" Zone are as follows:

- (i) Maximum Lot coverage shall be forty (40) percent;
- (ii) The setback from the front lot line shall be a minimum of twelve (12) metres;
- (iii) The setback from the side lot line shall be a minimum of seven and six-tenths (7.6) metres;
- (iv) The setback from the rear yard lot line shall be a minimum of seven and six-tenths (7.6) metres.

11.3.15.3 The use of land or buildings in this "Commercial Special Zone No. 15 (C.6 Sp.15)" Zone 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 "Schedule to Commercial Special Zone No. 15 (C.6 Sp.15)" as shown on Schedule "C" to this By-law.

5. (a) Written 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, not later than 15 days after the day this by-law is passed.

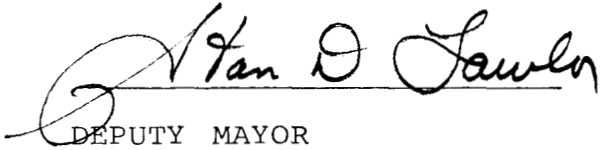
(b) Subject to approval by the Minister of Municipal Affairs and Housing of North Bay Official Plan Amendment No. where no notice of appeal is filed with the Clerk of the Corporation of the City of North Bay within thirty-five (35) days from the passing of this By-law, then this By-law shall be deemed 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 thirty-five (35) days from the passing of this By-law setting out 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 24TH DAY OF OCTOBER 1983

READ A SECOND TIME IN OPEN COUNCIL THE 16TH DAY OF JANUARY 1984 .

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS  
DAY OF JANUARY 1984 .

  
DEPUTY MAYOR

  
CITY CLERK

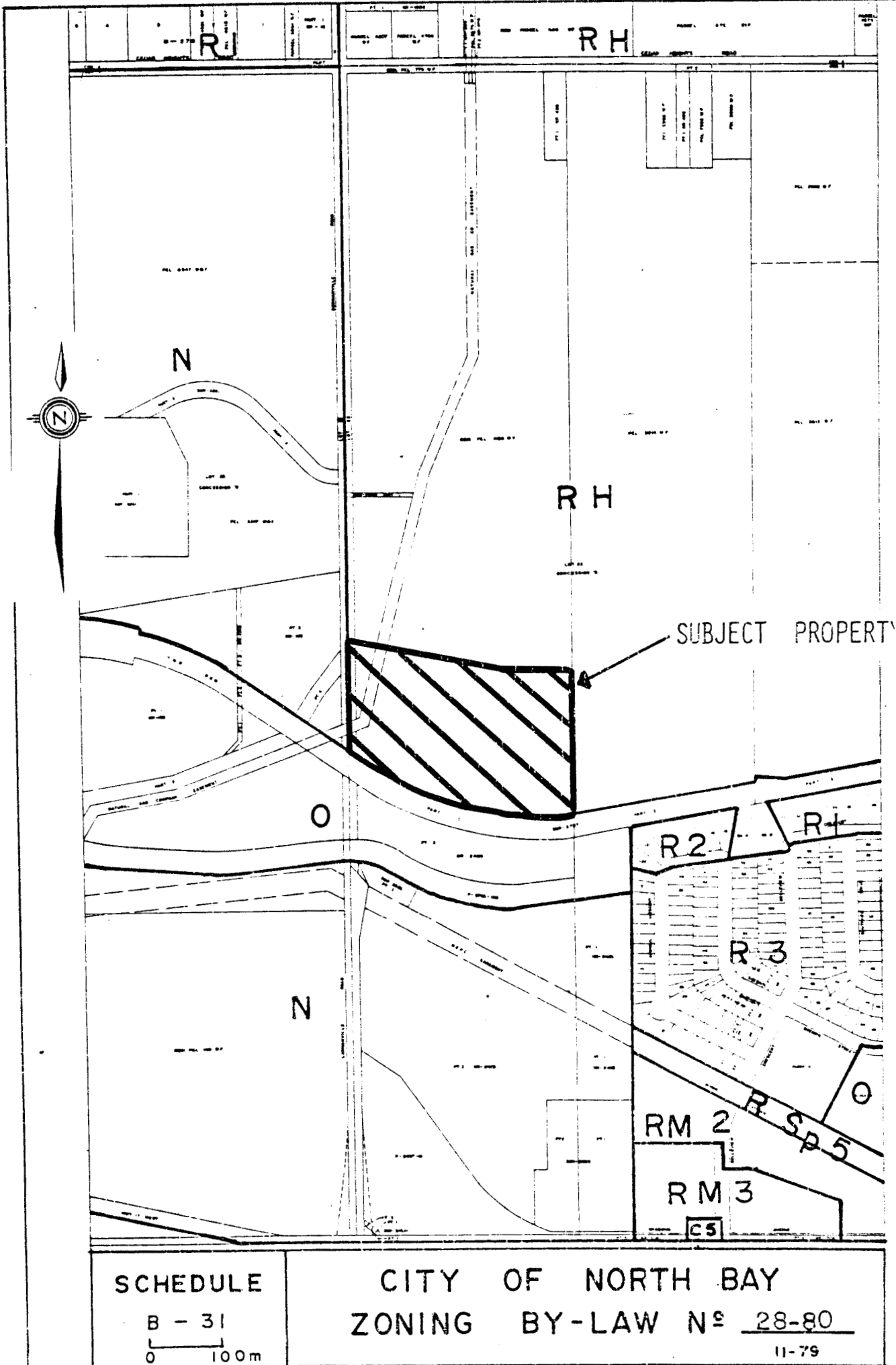
This is Schedule " A "

To By-law No. 146-83

Passed the 16th day of January,  
19 84.

*Stan D. Sewler*  
DEPUTY MAYOR

*R. B. Patton*  
CITY CLERK



SCHEDULE

B - 31

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CITY OF NORTH BAY  
ZONING BY-LAW N° 28-80

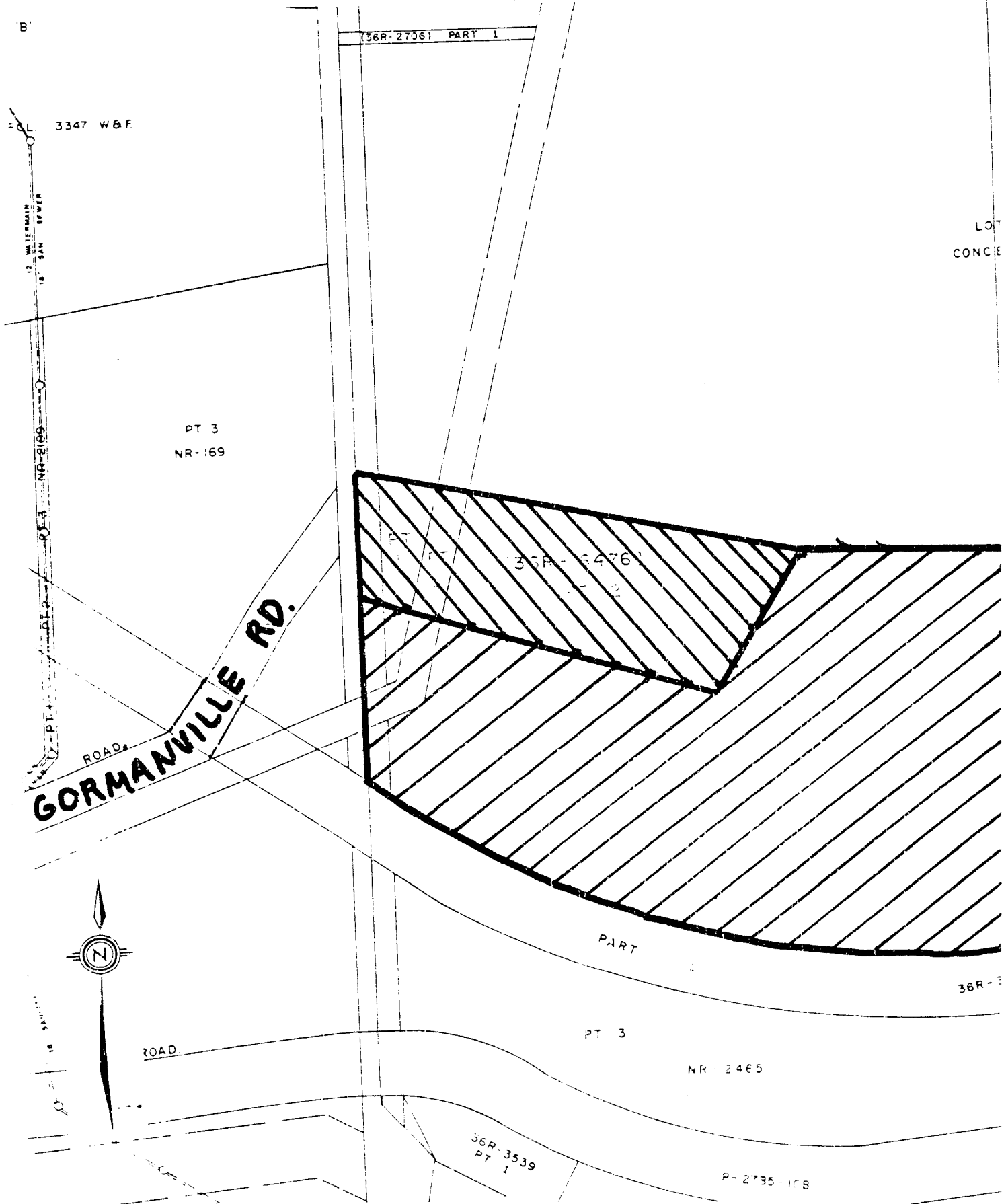
11-79

This is Schedule " B "  
To By-law No. 146-83  
Passed the 16th day of January  
19 84.

Stan D Jewler  
DEPUTY MAYOR

PCL 1798 W.F

A. A. Hutor  
CITY CLERK



FROM "RESIDENTIAL HOLDING(RH)" ZONE TO  
"COMMERCIAL SPECIAL ZONE NO. 15(C.6SP.15)"



FROM "RESIDENTIAL HOLDING(RH)" ZONE TO  
"OPEN SPACE(O)" ZONE

This is Schedule "  C  "  
To By-law No.  146-83   
Passed the  16th  day of  January ,  
19  84  .

Van D Fowler   
DEPUTY MAYOR  
 [Signature]   
CITY CLERK

SCHEDULE TO "COMMERCIAL SPECIAL ZONE NO. 15(C.6SP.15)"

