

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 204-87

A BY-LAW TO AMEND BY-LAW 28-80 TO REZONE CERTAIN LANDS AT AIRPORT ROAD AND ALGONQUIN AVENUE FROM "DISTRICT COMMERCIAL (C.4)" TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 25 (C.4 SP.25)" (PRATO CONSTRUCTION)

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 Schedules "B-32" and "B-33" 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. Schedules "B-32" and "B-33" 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 Part of Part 1, Plan 36R-5434 along Airport Road and Stockdale Road in the City of North Bay, shown as hatched on Schedule "C" attached hereto) from a "District Commercial (C.4)" Zone to a "District Commercial Special Zone No. 25 (C.4 Sp.25)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.25:  
"11.3.25 "District Commercial Special Zone No. 25  
(C.4 Sp.25)"  
11.3.25.1 The property description of this "District Commercial Special Zone No. 25 (C.4 Sp.25)" is: Part of Part 1, Plan 36R-5434 along Airport Road and Stockdale Road in the City of North Bay as shown on the attached Schedule and Schedules "B-32" and "B-33".

11.3.25.2 (a) No person shall use land or erect or construct any building or structure in this "District Commercial Special Zone No. 25 (C.4 Sp.25)" Zone except for the following uses:

Automobile Service Station or Gas Bar  
Banks  
Business Offices  
Financial Institutions  
Food Stores  
Local Retail Stores  
Public and Private Parking Areas  
Places of Entertainment  
Hotels, Motels  
Professional Offices  
Restaurants and Taverns  
Retail Stores  
Service Establishments that are not obnoxious  
Dwelling Units  
Clubs and Fraternal organizations.

(b) The regulations for this "District Commercial Special Zone No. 25 (C.4 Sp.25)" Zone are as follows:

- (i) The maximum lot coverage shall be twenty-five (25) percent;
- (ii) The maximum gross floor area expressed as a percent of lot area shall be one hundred (100) percent;
- (iii) The minimum setback from the westerly rear lot line shall be ten and five tenths (10.5) metres;
- (iv) The minimum setback from the easterly front lot line shall be nine and four tenths (9.4) metres;
- (v) The minimum setback from the southerly side lot line shall be nine and four tenths (9.4) metres; and
- (vi) The minimum setback from the northerly side lot line shall be twenty-three and one tenth (23.1) metres.

11.3.25.3 The use of land or buildings in this "District Commercial Special Zone No. 25 (C.4 Sp.25)" Zone 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 District Commercial Special Zone No. 25 (C.4 Sp.25)" as shown on Shedule "D" to this By-law.

4. (a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulations 404/83 not later than 15 days after the day this By-law is passed.
- (b) 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 7 DAY OF DECEMBER, 1987.  
READ A SECOND TIME IN OPEN COUNCIL THE 18 DAY OF JANUARY, 1988.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 18TH DAY  
OF JANUARY, 1988.

  
MAYOR

  
CITY CLERK

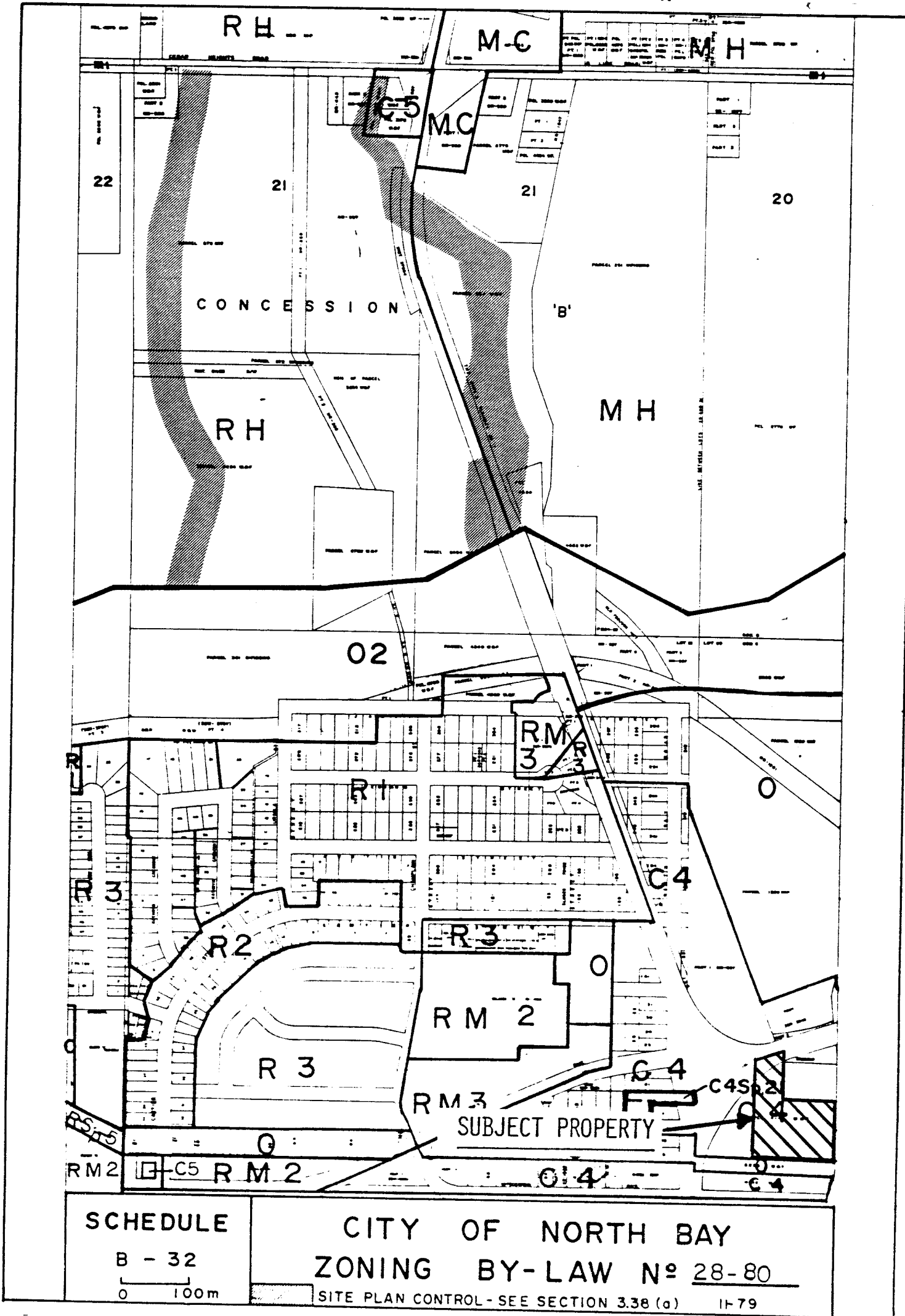
This is Schedule " A "

To By-law No. 204-87

Passed the 18th day of January,  
19 88 .

*Alvin D. Taylor*  
MAYOR

*L. B. ...*  
CITY CLERK



This is Schedule " B "

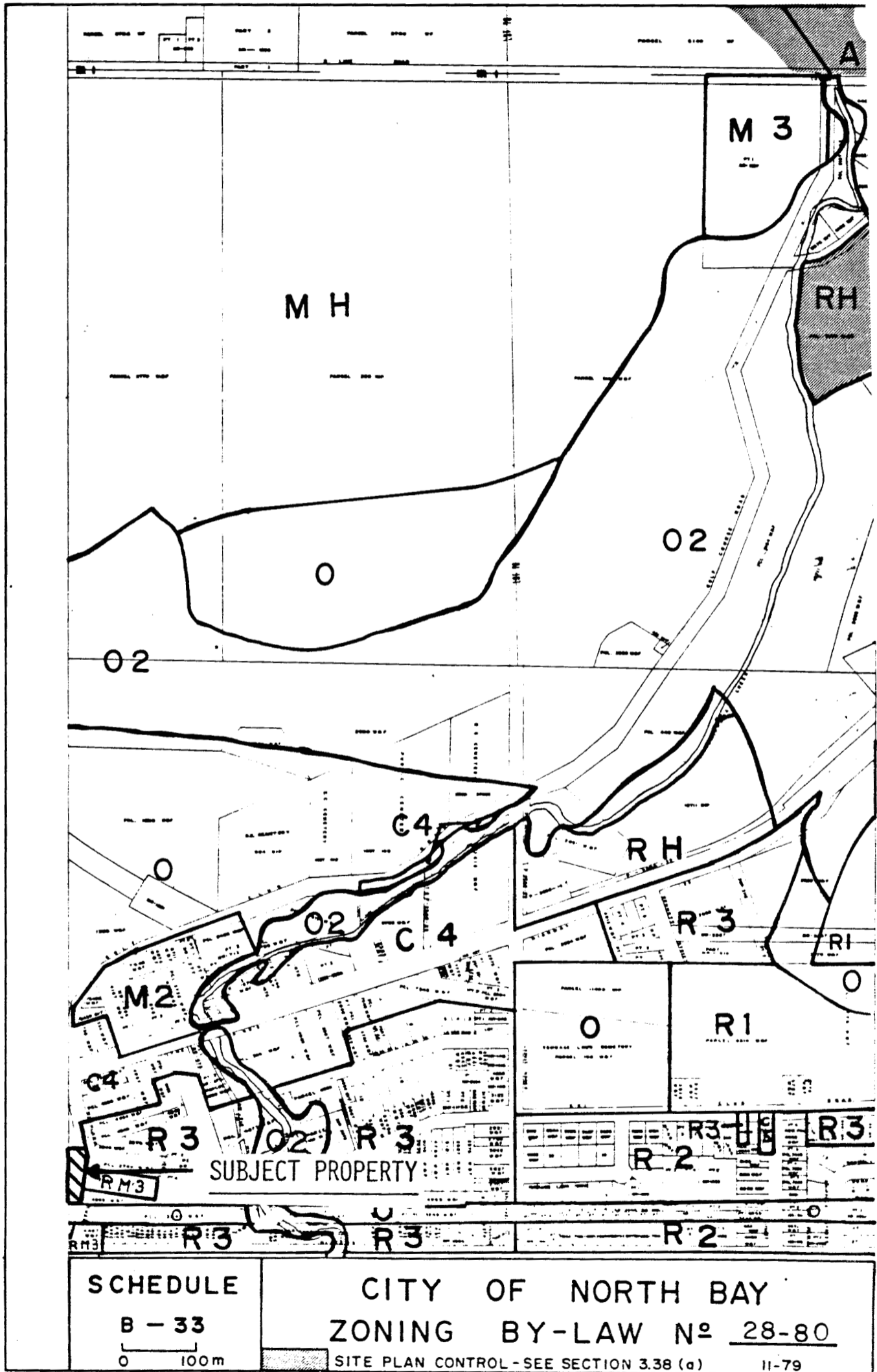
To By-law No. 204-87

Passed the 18th day of January

19 88 .

*Stanley J. Taylor*  
MAYOR

*A. B. Brown*  
CITY CLERK



This is Schedule " C "

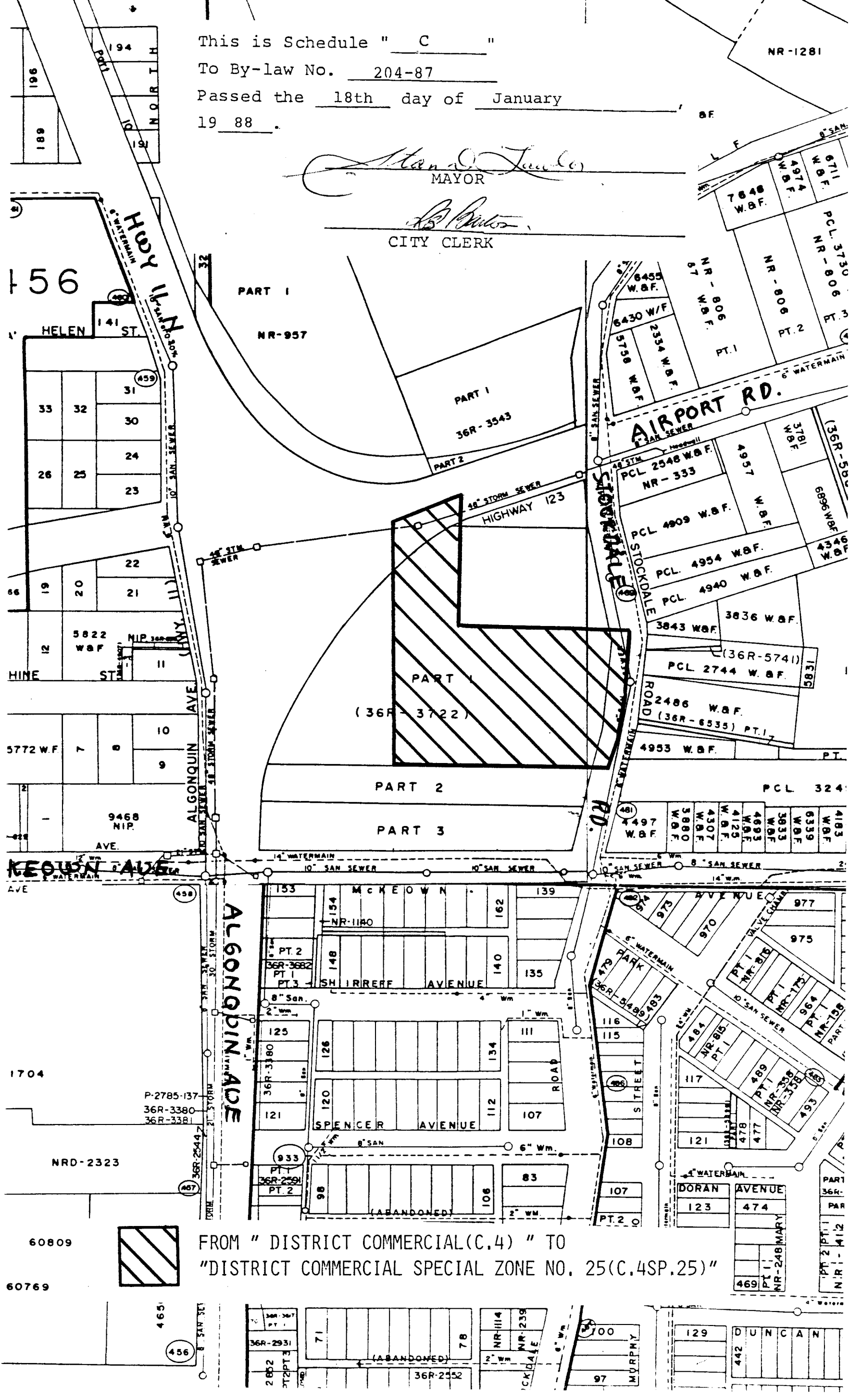
To By-law No. 204-87

Passed the 18th day of January

19 88 .

*Stan D. Taylor*  
MAYOR

*A. B. [Signature]*  
CITY CLERK



FROM " DISTRICT COMMERCIAL(C.4) " TO  
"DISTRICT COMMERCIAL SPECIAL ZONE NO. 25(C.4SP.25)"



60809

60769

465

456

36R-2931

71

(ABANDONED)

36R-2552

78

NR-1114

NR-239

100

MURPHY

129

DUNCAN

442

412

469

NR-249 MARY

PT. 1

PT. 2

NR-1

NR-1

This is Schedule "         D         "

To By-law No.         204-87        

Passed the         18th         day of         January        

19         88        .

  
MAYOR

  
CITY CLERK

SCHEDULE TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 25(C.4SP.25)"

