

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2005-114

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON EXETER STREET
FROM "LIGHT INDUSTRIAL THREE (M3)" ZONE TO A
"INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 55" (MC Sp. 55)
(TEMBEC – EXETER 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-40" 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 6, 2005 to approve this rezoning.

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

- 1) Schedule "B-40" 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 M-472, Part of Block C, Plan 36R-5296, Parts 2 & 3) along Exeter Street in the City of North Bay from a "Light Industrial Three (M3)" zone to a "Industrial Commercial Special Zone No. 55 (M3 Sp. 55)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.55:
 - "11.4.55 "Industrial Commercial Special Zone No. 55 (MC Sp. 55)"
 - 11.4.55.1 The property description of this "Industrial Commercial Special Zone No. 55 (MC Sp. 55)" is Plan M-472, Part of Block C, Plan 36R-5296, Parts 2 & 3 along Exeter Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-40".
 - 11.4.55.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 55 (MC Sp. 55)" except for the following uses:
 - An administrative office building and enclosed storage and warehousing uses associated with the main office use.

11.4.55.2(b) The regulations for this "Industrial Commercial Special Zone No. 55 (MCSp.55) are as follows:

- i) The minimum front yard setback shall not be less than 14.96 metres.
- ii) The minimum rear yard setback shall not be less than 4.5 metres.

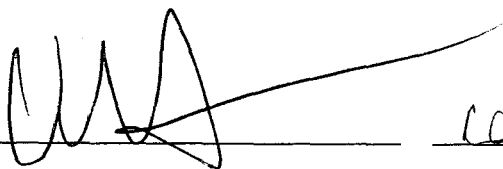
11.4.55.3 The use of land or building in this "Industrial Commercial Special Zone No. 55 (MC Sp. 55)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Industrial Commercial Special Zone No. 55 (MC Sp. 55)" as shown on Schedule "B" to this By-law.
- 4) 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.
- 5)
 - 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. 199/96 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.

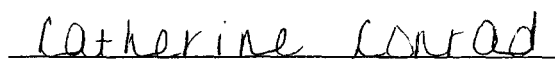
READ A FIRST TIME IN OPEN COUNCIL THE 6th DAY OF JUNE 2005.

READ A SECOND TIME IN OPEN COUNCIL THE 6th DAY OF JUNE 2005.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 6th DAY OF JUNE 2005.



MAYOR



CITY CLERK

This is Schedule "A"

To By-law No. 2005-114

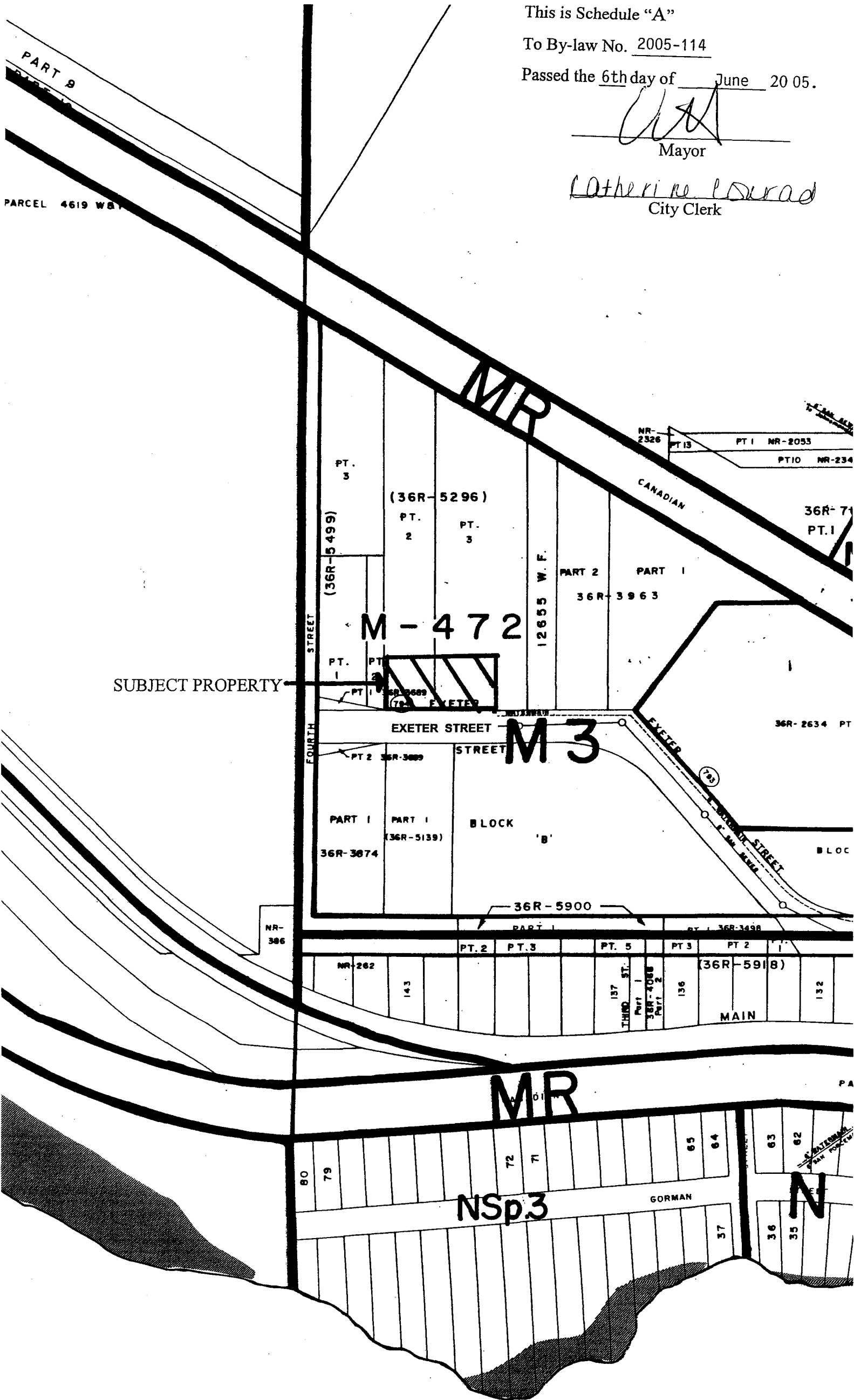
Passed the 6th day of June 20 05.

[Signature]
Mayor

Catherine Poirad
City Clerk

PART 9

PARCEL 4619 W81



SUBJECT PROPERTY

M-472

M3

MR

NSp.3

N

This is Schedule "B"

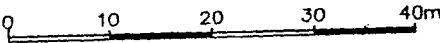
To By-law No. 2005-114

Passed the 6th day of June 2005

[Signature]
Mayor

Catherine Conrad
City Clerk

SKETCH SHOWING
PART OF BLOCK 'C'
REGISTERED PLAN M-472
CITY OF NORTH BAY
DISTRICT OF NIPISSING



SCALE 1 : 750

Miller & Urso Surveying Inc.



PART 1

PART 2
PLAN

PART 3

36R-5296

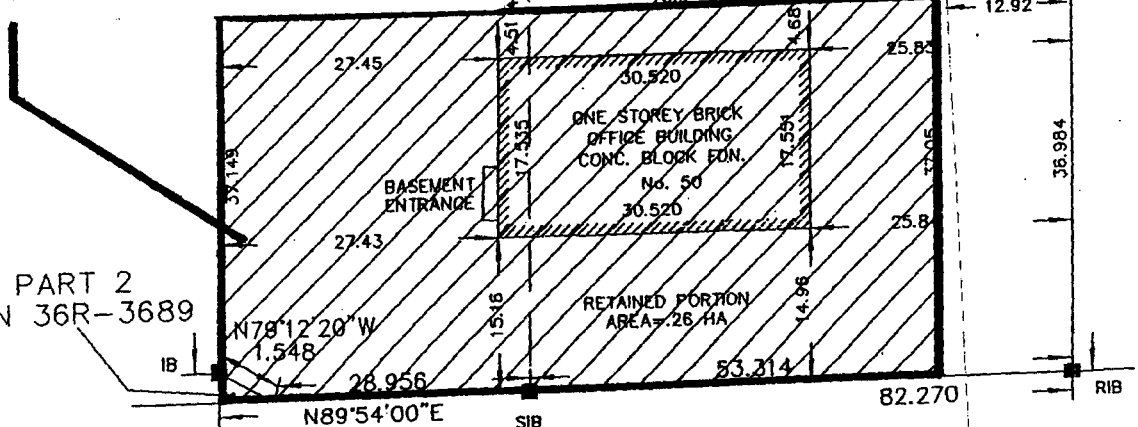
REGISTERED

PLAN

M-472

From "Light Industrial Three (M3)" to
"Industrial Commercial Special Zone No.
55 (MC sp. 55)"

PART 2
PLAN 36R-3689



EXETER STREET

METRIC

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

LEGEND

- DENOTES FOUND MONUMENT
- NEF DENOTES NO EVIDENCE FOUND
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR

CLIENT: TEMBEC

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

1501 SEYMOUR STREET
NORTH BAY ONT, P1B 8G4

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DRAWN BY: C.A.L., CHM
CHECKED BY: R.D.M.

FIELD: D.B., M.B.

W.O. No: 1666