

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2004-10

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON FISHER STREET  
FROM AN "OPEN SPACE (0)" ZONE TO A  
"DISTRICT COMMERCIAL SPECIAL ZONE NO. 65 (C4 SP.65)"  
(NORTH BAY HYDRO DISTRIBUTION LTD. - 1350 FISHER STREET)

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-51" and "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 January 12, 2004 to approve this rezoning.

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

- 1) Schedules "B-51" and "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 Lots 51, 52, 53, 57, 58, Lots 54, 55, 56, Plan M-93, Part Lots 1, 2 and 3, Plan M-189, Part 3, NR-1920, Parts 1-5, 7 & 8 NR-1921) along Fisher Street in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto from an "Open Space (0)" zone to a "District Commercial Special Zone No. 65 (C4 Sp. 65)"
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.65;
  - 11.3.65 District Commercial Special Zone No. 65 (C4 Sp. 65)"
  - 11.3.65.1 The property description of this "District Commercial Special Zone No. 65 (C4 Sp. 65)" is Part Lots 51, 52, 53, 57, 58, Lots 54, 55, 56, Plan M-93, Part Lots 1, 2 and 3, Plan M-189, Part 3, NR-1920, Parts 1-5, 7 & 8 NR-1921 along Fisher Street in the City of North Bay, as shown on the attached Schedule and Schedules "B-51" and "B-52".
  - 11.3.65.2(a) No person shall use land, or use, erect, or construct any building or structure in this "District Commercial Special Zone No. 65 (C4 Sp. 65)" except for the following uses:
    - automobile sales, service or leasing establishments;
    - banks;

- business offices;
- clubs;
- day nursery;
- financial institutions;
- funeral homes;
- food stores;
- group home type 1;
- group home type 2;
- hotels, motels;
- instructional services;
- local retail stores;
- places of worship;
- public and private parking areas;
- places of entertainment;
- professional offices;
- restaurants and taverns;
- retail stores;
- service establishments that are not obnoxious;
- dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

11.3.65.2(b) The use of land or building in this “District Commercial Special Zone No. 65 (C4 Sp. 65)” shall conform to all other regulations of this By-law, except as hereby expressly varied.”

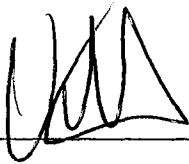
- 3) Section 11 of By-law No. 28-80 is further amended by inserting “Schedule to District Commercial Special Zone No. 65 (C4 Sp. 65)” as shown on Schedule “C” to this By-law.
- a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O. 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.

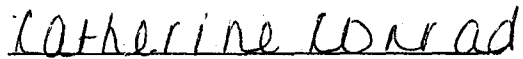
READ A FIRST TIME IN OPEN COUNCIL THE 12TH DAY OF JANUARY 2004.

READ A SECOND TIME IN OPEN COUNCIL THE 12TH DAY OF JANUARY 2004.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 5TH DAY OF APRIL 2004.



MAYOR



CITY CLERK

This is Schedule "A"

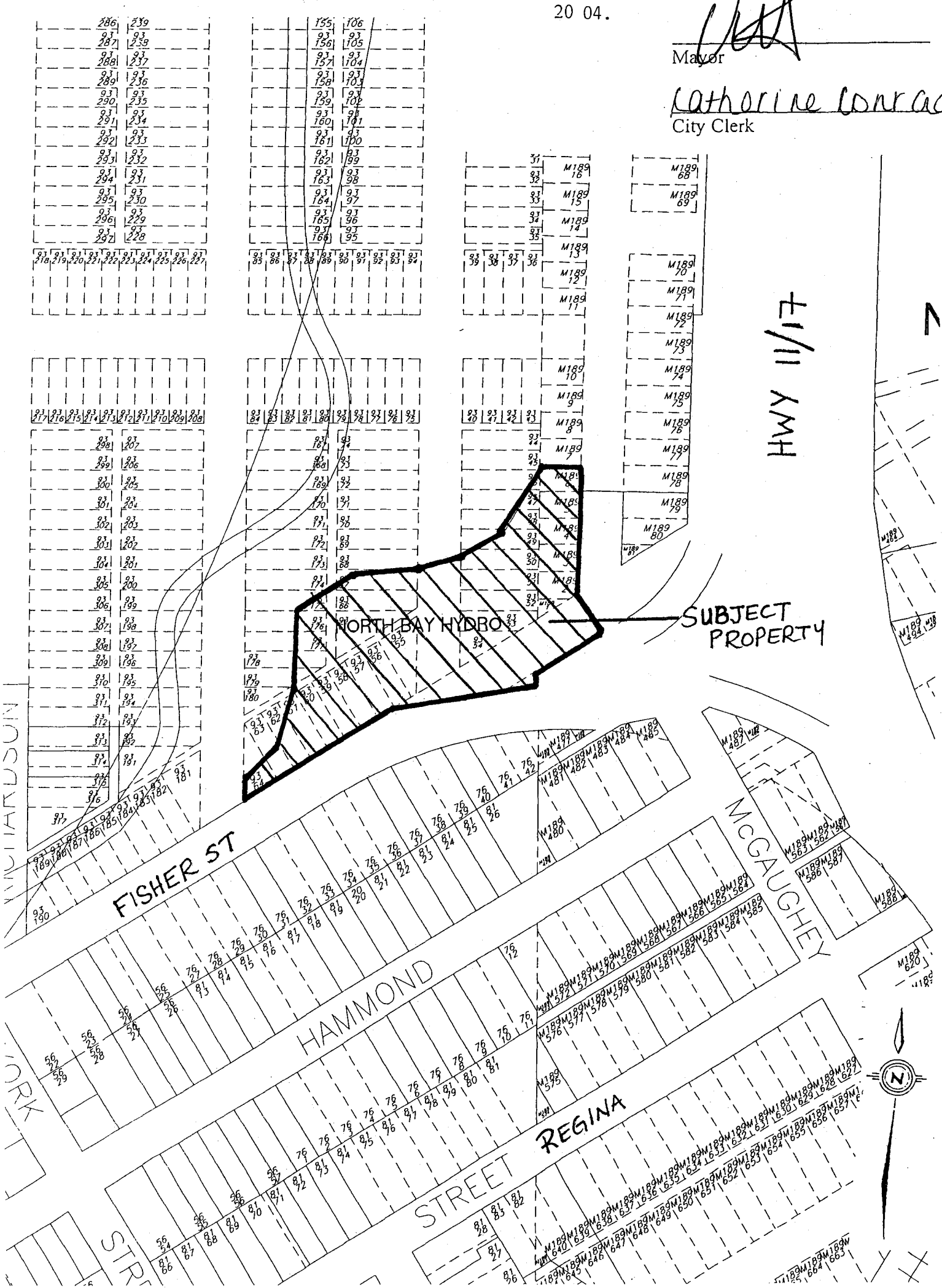
To By-Law No. 2004-10

Passed the 5th day of April

20 04.

Mayor

*Catherine Conrad*  
City Clerk



286	239
287	239
288	237
289	236
290	235
291	234
292	233
293	232
294	231
295	230
296	229
297	228

155	106
156	105
157	104
158	103
159	102
160	101
161	100
162	99
163	98
164	97
165	96
166	95

31	M189	
32	16	M189
33	15	M189
34	14	M189
35	13	M189
36	12	M189
37	11	M189
38	10	M189
39	9	M189
40	8	M189
41	7	M189
42	6	M189
43	5	M189
44	4	M189
45	3	M189
46	2	M189
47	1	M189

HWY 11/17

SUBJECT PROPERTY

WILLIAMSON

WYORK

FISHER ST

HAMMOND

REGINA STREET

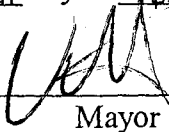
MCGAUGHEY



This is Schedule "B"

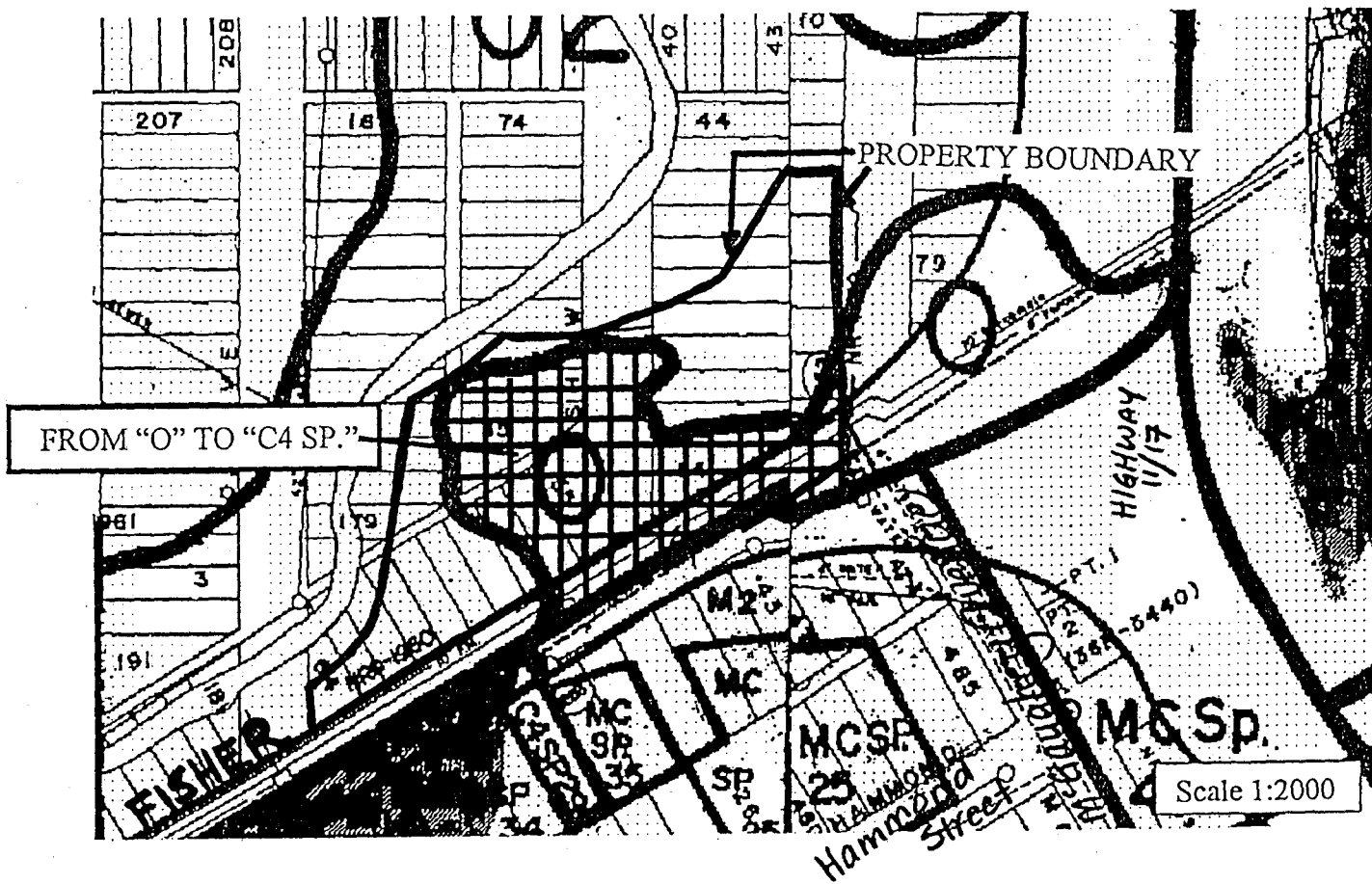
To By-law No. 2004-10

Passed the 5th day of April 2004.



Mayor

Latherine Conrad  
City Clerk



This is Schedule

To By-Law No. 2004-10

Passed the 5th day of April

2004.

Mayor

*Latherine Conrad*  
Clerk

"THIS IS SCHEDULE TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 65 (C4 SP.65)"

