

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 164-96

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON MCGAUGHEY
AVENUE FROM A "LIGHT INDUSTRIAL TWO
(M2)" ZONE TO AN "INDUSTRIAL COMMERCIAL
SPECIAL ZONE NO. 41 (MC SP.41)"
(City Bakery of North Bay Limited -
506 McGaughey Avenue)**

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-52" 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-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 Plan M-189, Lots 620, 621, Part Lot 618, 619, and Plan NR-840, Parts 1 and 5, Parcels 8476 W&F and 8788 W&F) along McGaughey Avenue in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Light Industrial Two (M2)" zone to an "Industrial Commercial Special Zone No. 41 (MC Sp.41)".

- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.41:

"11.4.41 "Industrial Commercial Special Zone No. 41 (MC Sp.41)"

11.4.41.1 The property description of this "Industrial Commercial Special Zone No. 41 (MC Sp.41)" is Plan M-189, Lots 620, 621, Part Lots 618, 619 and Plan NR-840, Pts. 1 and 5, Parcels 8476 W&F and 8788 W&F along McGaughey Avenue in the City of North Bay as shown on the attached Schedules and Schedule "B-52".

11.4.41.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 41 (MC Sp.41)" except for the following uses:

- auto dealerships and service establishments;
- banks;
- hotels and motels;
- public garages;
- restaurant and taverns;
- service stations and gas bars;
- all those uses permitted in the "Light Industrial One (M1)" zone;
- one (1) apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.4.41.2(b) The regulations for this "Industrial Commercial Special Zone No. 41 (MC Sp.41)" are as follows:

- i) The minimum front yard setback shall be nil;
- ii) the minimum northerly side yard setback shall be nil.

11.4.41.3 The use of land or building in this "Industrial Commercial Special Zone No. 41 (MC Sp.41)" 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 Industrial Commercial Special Zone No. 41 (MC Sp.41)" as shown on Schedule "C" 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 Section 4 of O. Reg. 199/96.
 - 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 January

1997

READ A SECOND TIME IN OPEN COUNCIL THE 6th DAY OF January

1997.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17th DAY

OF February 1997.


MAYOR


CITY CLERK

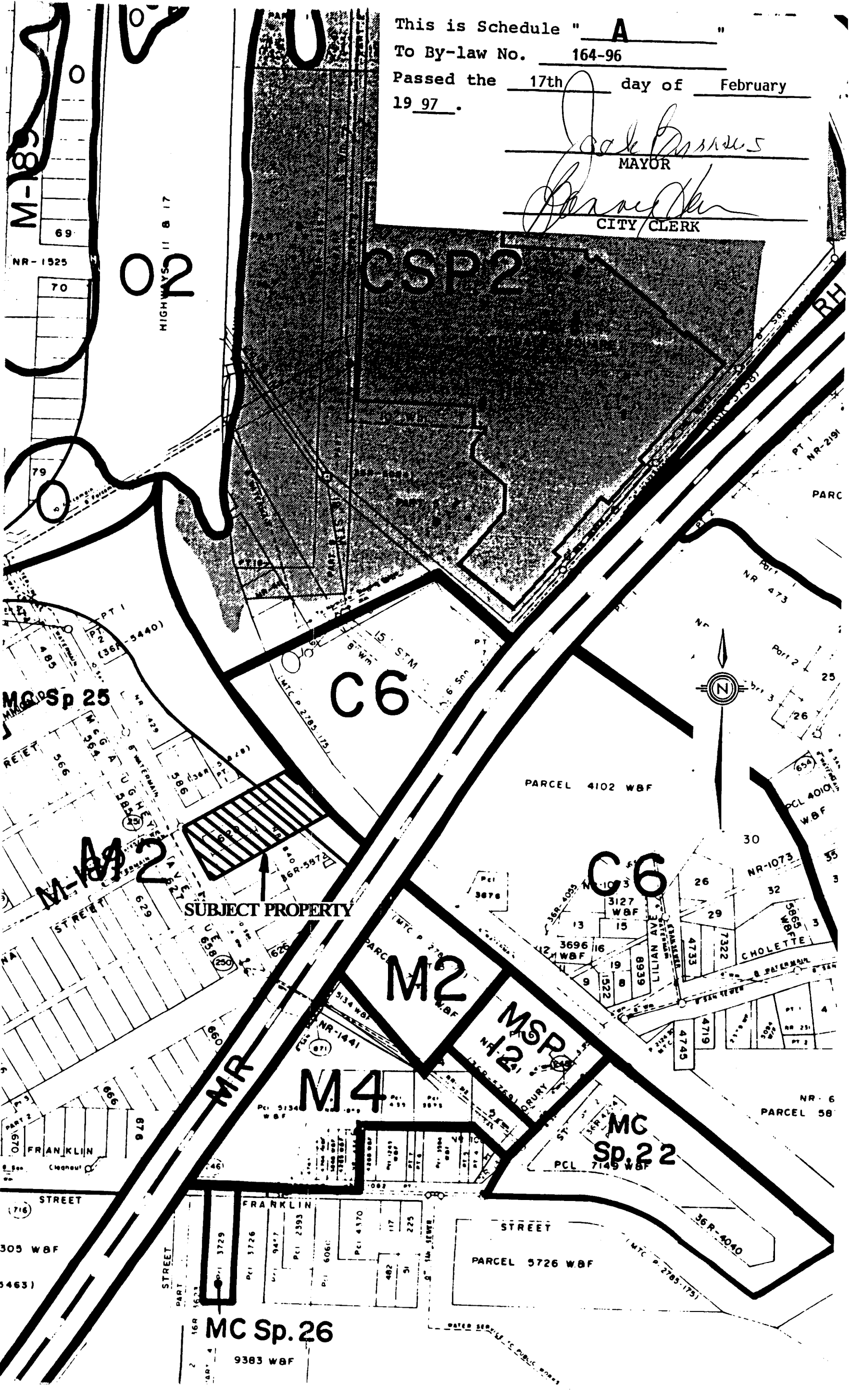
This is Schedule " A "

To By-law No. 164-96

Passed the 17th day of February 19 97 .

Jack Parsons
MAYOR

Barney
CITY CLERK



M-189
69

NR-1925
70

79

MC Sp 25

M-189

FRANKLIN STREET

305 WBF

MC Sp. 26

HIGHWAYS 11 & 17

OR

C6

M2

M4

MSP

C6

MC Sp. 22

SUBJECT PROPERTY



PARCEL 5726 WBF

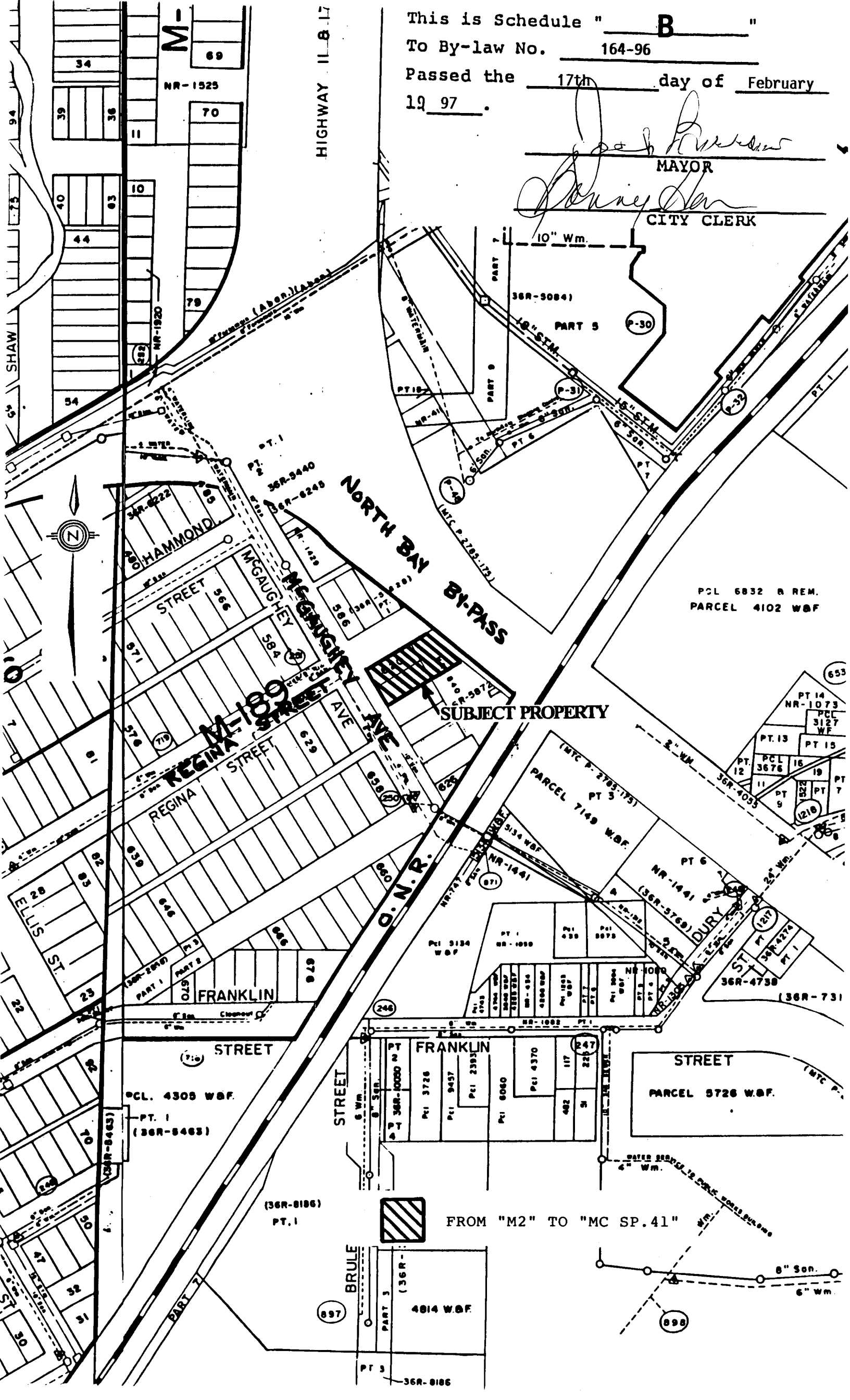
9383 WBF

This is Schedule " B "

To By-law No. 164-96

Passed the 17th day of February 19 97 .

John R. ...
MAYOR
Donna ...
CITY CLERK



HIGHWAY 11 & 17

M-60
NR-1525

NORTH BAY BY-PASS

REGINA STREET
M-100

SUBJECT PROPERTY

O.N.R.

FRANKLIN STREET

STREET



FROM "M2" TO "MC SP.41"

4814 W.B.F.

36R-8186

PCL 6832 R REM.
PARCEL 4102 W.B.F.

PARCEL 7149 W.B.F.

NR-1441
(36R-5769)

(36R-731)

PCL. 4309 W.B.F.
PT. 1
(36R-8463)

(36R-8186)
PT. 1

PARCEL 5726 W.B.F.

(36R-731)

(36R-4738)

(36R-4035)

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(36R-9463)

(36R-10050)

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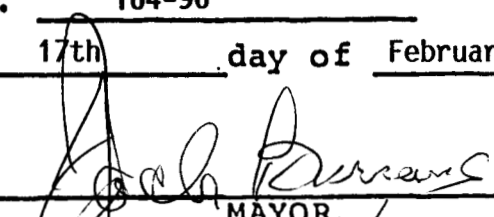
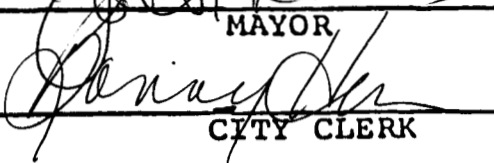
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This is Schedule " C "

To By-law No. 164-96

Passed the 17th day of February
19 97.


MAYOR

CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 41 (MC Sp.41)"

