

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 242-92

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
ESTABLISH INDUSTRIAL BUSINESS PARK ZONES
IN THE CONSOLIDATED ZONING BY-LAW
(O.P.A. NO. 67)

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 establish the zone designation of an Industrial Business Park (MBP) Zone in Section 7 - Industrial Zones of By-law No. 28-80 pursuant to Section 34 of the Planning Act.

AND WHEREAS this By-law is subject to the approval of an amendment to the Official Plan and was not presented for third and final reading until Official Plan Amendment No. 67 was approved.

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

- 1) Section 7 (Industrial Zones) of By-law No. 28-80 is hereby amended by inserting at the end thereof the following Section 7.9:

7.9 Industrial Business Park (MBP) Zone

7.9.1 No land, building or structure shall be erected or used, or caused to be erected or used in any Industrial Business Park (MBP) Zone except for one or more of the following uses:

- | | | |
|---------|----------------------------|---------------|
| 7.9.1.1 | Computer, Electronic or | INDUSTRIAL |
| | Data Processing Business; | BUSINESS PARK |
| | Corporate Administrative | ZONE |
| | Offices; | PERMITTED |
| | Research and Development | USES |
| | facilities; | |
| | Laboratory; | |
| | Scientific, Technological | |
| | or Communications | |
| | establishments; | |
| | Architecture, Engineering, | |
| | Surveying, Planning or | |
| | Design Offices. | |

7.9.1.2 All those uses permitted in
the Light Industrial One
(M.1) Zone.

7.9.1.3 Accessory Office and Business
Establishments;
Accessory Daycare facilities;
Accessory Convenience stores;
Accessory Restaurants.

7.9.2 In an Industrial Business Park (MBP)
Zone, no building, structure or land REGULATIONS
shall be used, or caused to be used,
and no building or structure shall be
hereafter erected or altered, or
caused to be erected or altered
except in accordance with the
provisions of Sections 3 and 7.1
and the following regulations:

7.9.2.1 Maximum lot coverage shall COVERAGE
be fifty (50) percent.

7.9.2.2 Minimum lot area shall be LOT AREA
not less than four thousand
and forty-seven (4,047)
square metres.

7.9.2.3 The setback from the front FRONT
lot line shall be a minimum YARD
of fifteen (15) metres.

7.9.2.4 The setback from the side SIDE YARD
yard shall be a minimum of
four and five-tenths (4.5)
metres except where the side
lot line abuts a Residential
or Open Space Zone in which
case the setback from the
said side lot line shall be a
minimum of seven and six-tenths
(7.6) metres.

7.9.2.5 Where a side lot line abuts EXTERIOR
a street, the setback from SIDE YARD
the said side lot line shall
be a minimum of twelve (12)
metres.

The setback from the rear REAR YARD
lot line shall be a minimum
of twelve (12) metres.

7.9.3 In any Industrial Business Park Zone which fronts
on a street opposite to, or directly abuts any
Residential Zone:

7.9.3.1 No loading space shall be
located in, nor open onto any
side yard adjacent to the
Residential Zone.

7.9.3.2 A strip of land not less than one and five-tenths (1.5) metres in width along the side lot lines within the Business Park Zone and adjacent to the Residential Zone shall be adequately landscaped.

AMENITY
REQUIREMENTS

7.9.3.3 A strip of land not less than three (3) metres in width along the lot frontage shall be adequately landscaped.

7.9.3.4 Exterior lighting and illuminated signs shall be so arranged as to direct light away from the adjacent Residential Zone.

7.9.3.5 Outside storage shall be prohibited in any yard.

- 2) a) 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.
- 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.

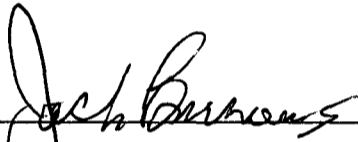
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within (20) days after the day that the giving of written notice as required by the act is completed, setting out the objection to the By-law and the reasons in support of the objection, then 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 14TH DAY OF DECEMBER, 1992.

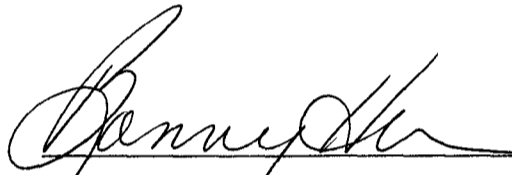
READ A SECOND TIME IN OPEN COUNCIL THE 3RD DAY OF AUGUST 1993.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 3RD DAY

OF AUGUST 1993.



DEPUTY MAYOR



DEPUTY CITY CLERK