

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 37-91

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON FISHER STREET FROM A "RESIDENTIAL SECOND DENSITY (R.2)", A "RESIDENTIAL THIRD DENSITY (R.3)" AND A "NEIGHBOURHOOD COMMERCIAL (C.5)" ZONE TO A "NEIGHBOURHOOD COMMERCIAL SPECIAL NO. 33 (C.5 SP.33)" ZONE (A.J. PERRON LTD. AND 865963 ONTARIO INC.)

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-51" 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) Schedule "B-51" 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 Lots 15 to 18 and Part Lot 34, Plan 56 along Fisher Street in the City of North Bay, shown as hatched on Schedule "B" and "C" attached hereto) from a "Residential Second Density (R.2)", a "Residential Third Density (R.3)" and a "Neighbourhood Commercial (C.5)" zone to a "Neighbourhood Commercial Special No. 33 (C.5 Sp.33)" zone.
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.33:

"11.3.33 "Neighbourhood Commercial Special No. 33
(C.5 Sp.33)" Zone

11.3.33.1 The property description of this
"Neighbourhood Commercial Special No. 33
(C.5 Sp.33)" zone is Lots 15 to 18 and Part
Lot 34, Plan 56 along Fisher Street in the
City of North Bay as shown on the attached
Schedules and Schedule "B-51".

11.3.33.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special No. 33 (C.5 Sp.33)" zone, except for the following uses:

- food store;
- ancillary uses to a food store.

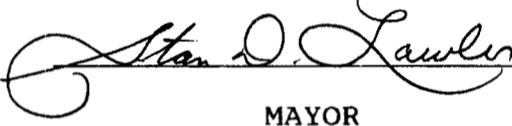
11.3.33.2(b) The regulations for this "Neighbourhood Commercial Special No. 33 (C.5 Sp.33)" zone are as follows:

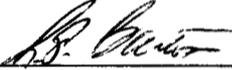
- i) The maximum lot coverage not to exceed twenty-five (25) percent of the total lot area;
- ii) the minimum lot frontage shall be eighty and four-tenths (80.4) metres;
- iii) the minimum front yard setback shall be three and zero tenths (3.0 metres);
- iv) the minimum easterly side yard setback shall be nil;
- v) the minimum westerly side yard setback shall be sixty and zero tenths (60.0) metres;
- vi) the minimum rear yard setback shall be three and zero tenths (3.0) metres.

11.3.33.3 The use of land or buildings in this
 "Neighbourhood Commercial Special No. 33
 (C.5 Sp.33)" 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 Neighbourhood Commercial Special
No. 33 (C.5 Sp.33)" zone 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
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 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 18TH DAY OF FEBRUARY 1991.
READ A SECOND TIME IN OPEN COUNCIL THE 18TH DAY OF MARCH 1991.
READ A THIRD TIME^o IN OPEN COUNCIL AND PASSED THIS 18TH DAY
OF MARCH 1991.


MAYOR


CITY CLERK

This is Schedule " 1 A "

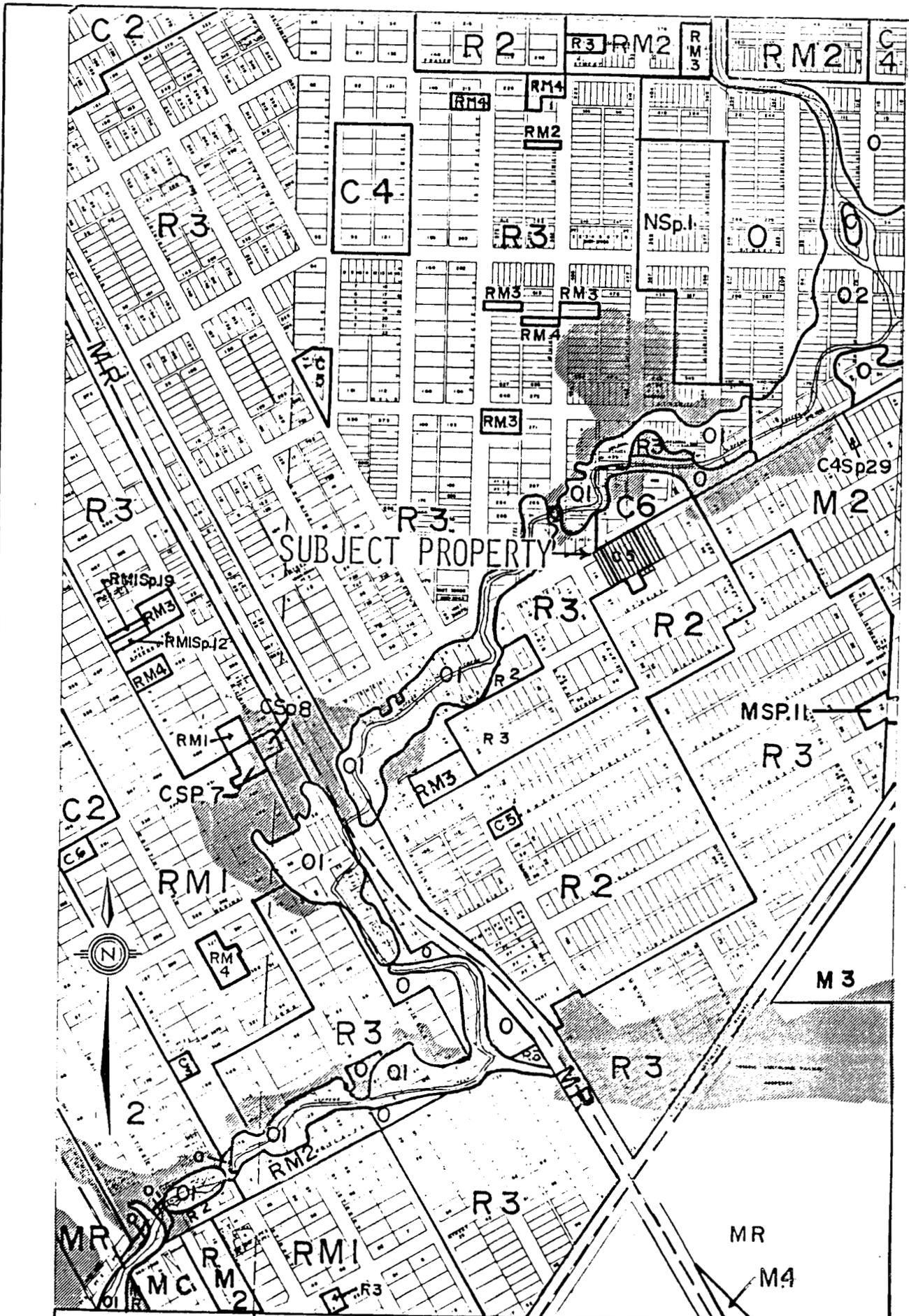
To By-law No. 37-91

Passed the 18TH day of MARCH

19 91 .

Stan J. Lawler
MAYOR

B. Nelson
CITY CLERK



SCHEDULE

B - 51

CITY OF NORTH BAY
ZONING BY-LAW N° 28-80

This is Schedule " B "

To By-law No. 37-91

Passed the 18TH day of MARCH

19 91 .

Stan D. Lawler
MAYOR

B. [Signature]
CITY CLERK

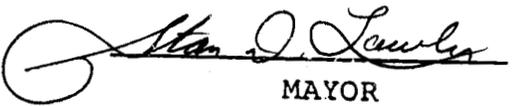


-  FROM "RESIDENTIAL SECOND DENSITY (R.2)" TO "NEIGHBOURHOOD COMMERCIAL SPECIAL NO. 33 (C.5 SP.33)"
-  FROM "RESIDENTIAL THIRD DENSITY (R.3)" TO "NEIGHBOURHOOD COMMERCIAL SPECIAL NO. 33 (C.5 SP.33)"
-  FROM "NEIGHBOURHOOD COMMERCIAL (C.5)" TO "NEIGHBOURHOOD COMMERCIAL SPECIAL NO. 33 (C.5 SP.33)"

THIS IS Schedule "C"

to By-law No. 37-91

Passed the 18TH day of
MARCH 19 91.


MAYOR

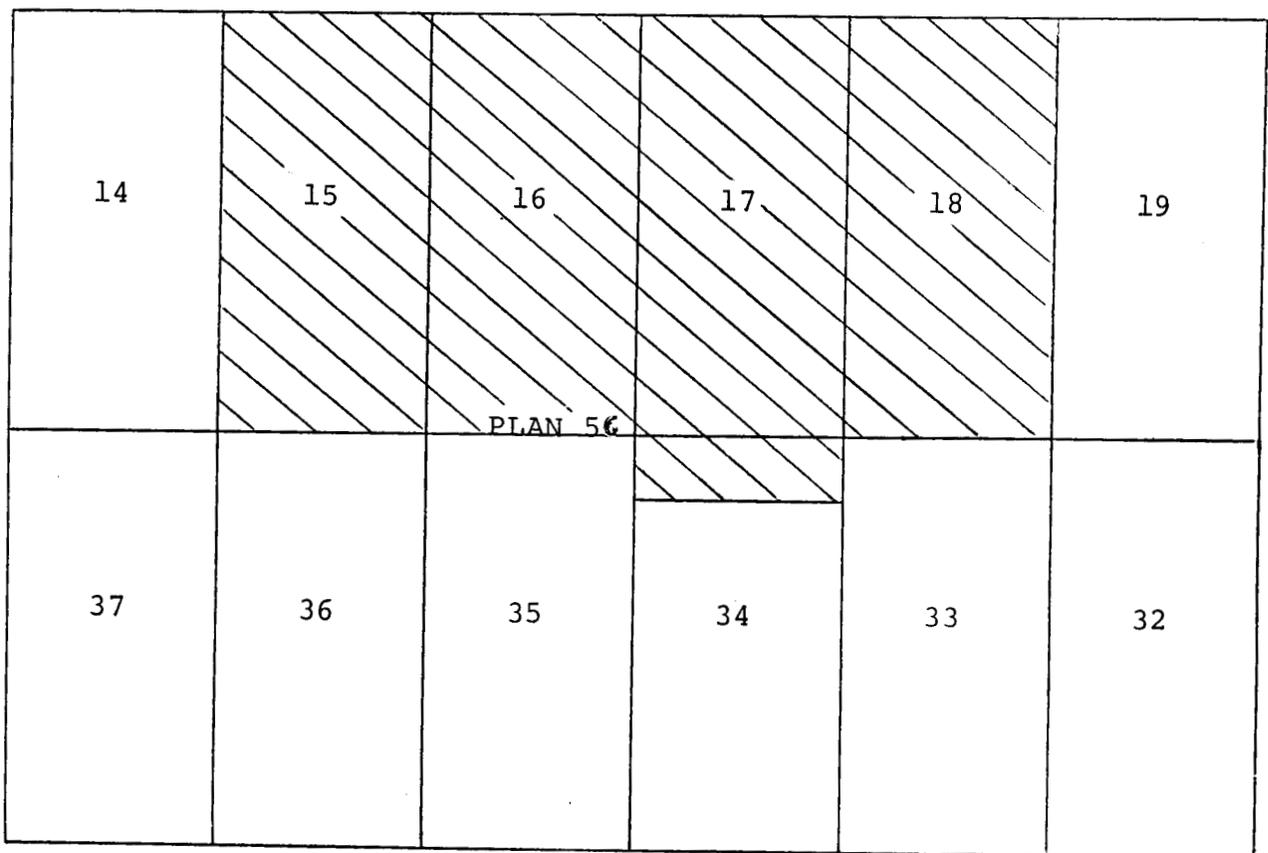

CITY CLERK

SCHEDULE TO "NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE
NO. 33 (C.5 SP.33)"



FISHER STREET

LAURIER STREET



0 60
FEET