

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 106-95

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON ALGONQUIN AVENUE
FROM A 'RESIDENTIAL FIRST DENSITY (R1)' ZONE TO A
'NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 47
(C5 SP 47)' (C. FERGUSON - 909 ALGONQUIN 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-42 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-42" 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 221, 222 and Part Lot 220, Plan 78) along Algonquin Avenue in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential First Density (R.1)" zone to a "Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.47:

11.3.47 "Neighbourhood Commercial Special Zone No. 47 (C5 Sp 47)"

11.3.47.1 The property description of this "Neighbourhood Commercial Special Zone No. 47 (C5 Sp 47)" is Lots 221, 222, and Part Lot 220, Plan 78 along Algonquin Avenue in the City of North Bay as shown on the attached Schedules and Schedule "B-42".

11.3.47.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)" except for the following uses:

- professional offices;
- 3 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 the dwelling units are located above or at the rear of business premises.

11.3.47.2 (b) b) The regulations for this "Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)" are as follows:

- i) the minimum front yard setback shall be seven and six-tenths (7.6) metres;
- ii) the minimum northerly side yard setback shall be zero and one tenth (0.1) metres;
- iii) the minimum rear yard setback shall be six and four tenths (6.4) metres.

11.3.47.3 The use of land or building in this "Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

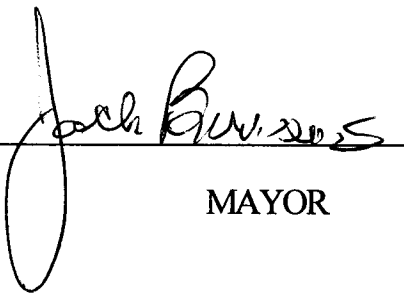
- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)" as shown on Schedule "C" to this By-law.
- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Regulation 920, R.R.O. 1990.
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 17 DAY OF JULY 1995.

READ A SECOND TIME IN OPEN COUNCIL THE 17 DAY OF JULY 1995.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17 DAY OF
JULY 1995


MAYOR


DEPUTY CITY CLERK

This is Schedule " A "

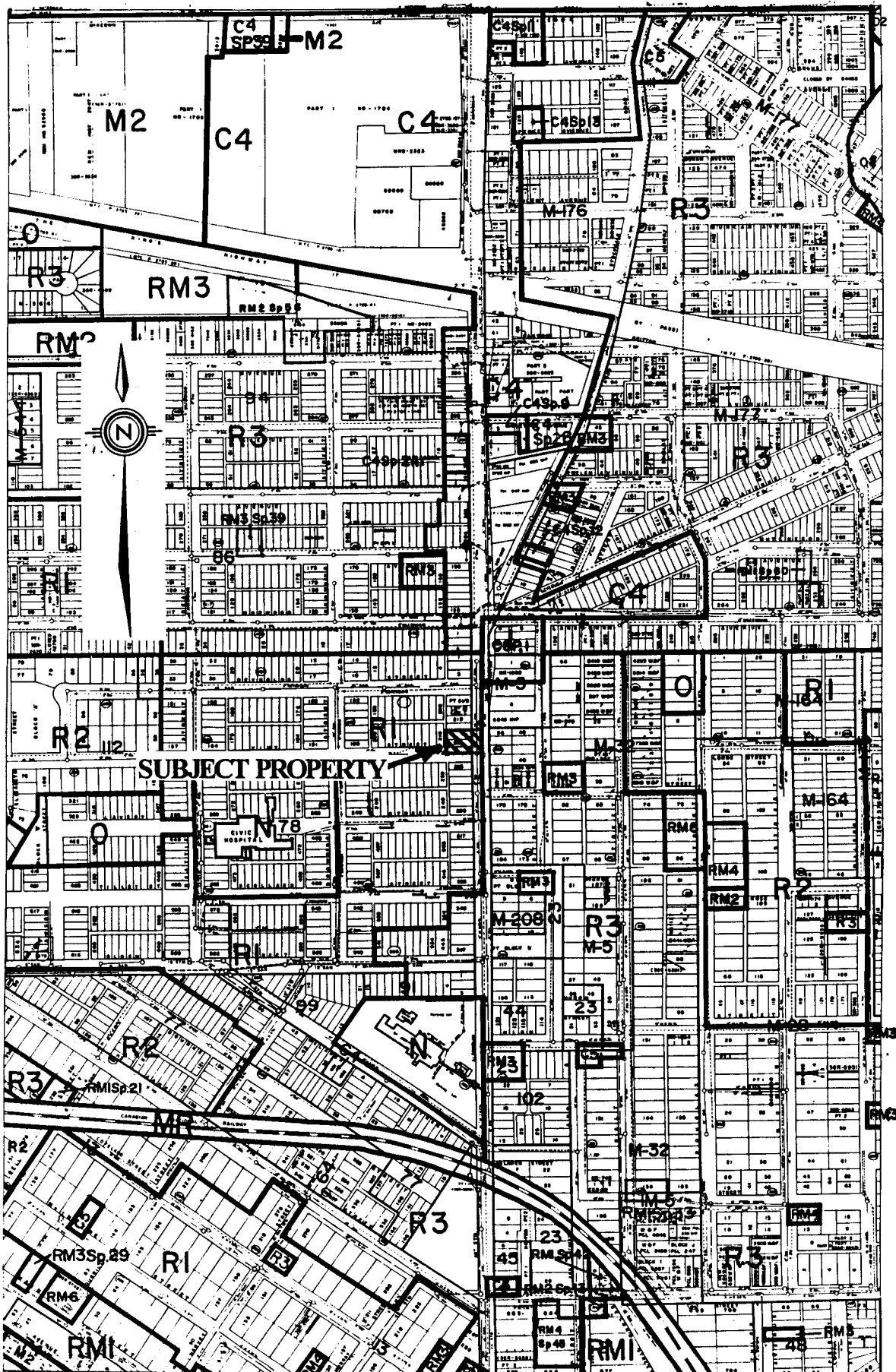
To By-law No. 106-95

Passed the 17 day of JULY

1995.

John Curran
MAYOR

[Signature]
DEPUTY CITY CLERK



SCHEDULE

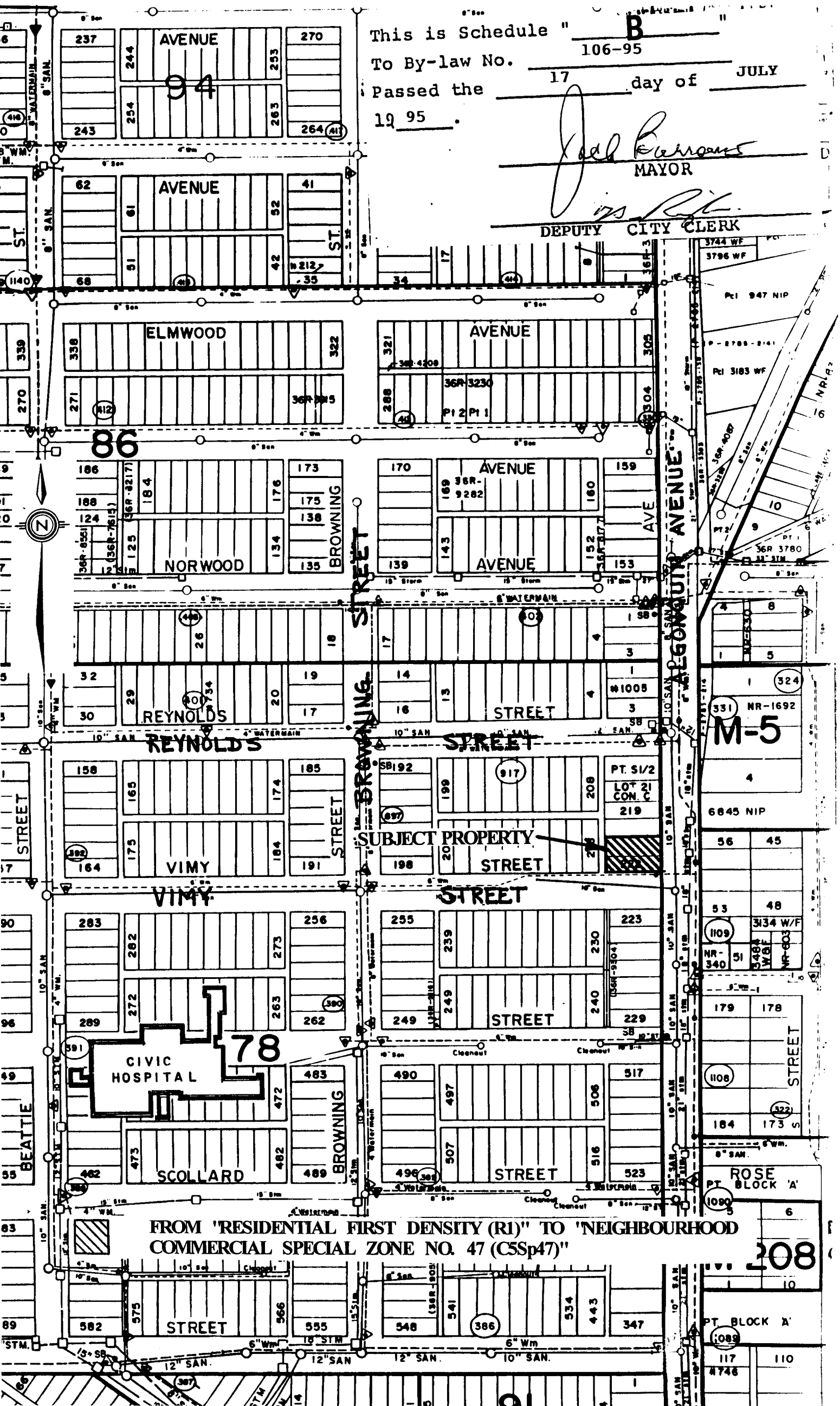
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METRES

CITY OF NORTH BAY
ZONING BY-LAW NO. 28-80

This is Schedule " B "
To By-law No. 106-95
Passed the 17 day of JULY
19 95.

John Perron
MAYOR
W. R. [Signature]
DEPUTY CITY CLERK



FROM 'RESIDENTIAL FIRST DENSITY (R1)' TO 'NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 47 (C5Sp47)'

208

This is Schedule " C "

To By-law No. 106-95

Passed the 17 day of JULY
1995.

John Burnham
MAYOR

W. R. F.
DEPUTY CITY CLERK

SCHEDULE TO "NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 47 (C.5 Sp.47)"

