

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 66-91

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON FISHER STREET FROM A "LIGHT INDUSTRIAL TWO (M.2)" ZONE TO AN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 23 (MC SP.23)" (B. DRISCOLL - 1267 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 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 Part of Lot 25, Plan 56 and Lots 27 to 30, Plan 76, along Fisher Street in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Light Industrial Two (M.2)" zone to an "Industrial Commercial Special Zone No. 23 (MC Sp.23)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.23:

11.4.23 "Industrial Commercial Special Zone No. 23 (MC Sp.23)".

11.4.23.1 The property description of this "Industrial Commercial Special Zone No. 23 (MC Sp.23)" is Part of Lot 25, Plan 56 and Lots 27 to 30 inclusive, Plan 76, along Fisher Street in the City of North Bay as shown on the attached Schedules and Schedule "B-51".

11.4.23.2(a) No person shall use land, or use, erect or construct any building or structure in this "Industrial Commercial Special Zone No. 23 (MC Sp.23)" except for the following uses:

- warehousing, storage and retail sales of flooring and textile products;
- home renovation and improvement shops;
- auto dealerships and service establishments;
- banks;
- hotels and motels;
- public garages;
- restaurants and taverns;
- service stations or gas bars;
- all those uses permitted in the Light Industrial One (M.1) zone; and
- one (1) apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.4.23.2(b) The regulations for this "Industrial Commercial Special Zone No. 23 (MC Sp.23)" are as follows:

- i) the maximum lot coverage not to exceed forty-five (45) percent of the total lot area;
- ii) the minimum lot frontage shall be sixty-two and four tenths (62.4) metres;
- iii) the minimum front yard setback shall be nine and zero tenths (9.0) metres;
- iv) the minimum westerly side yard setback shall be two and five tenths (2.5) metres;

v) the minimum easterly side yard setback shall be nineteen and seven tenths (19.7) metres; and

vi) the minimum rear yard setback shall be nil.

11.4.23.3 The use of land or buildings in this "Industrial Commercial Special Zone No. 23 (MC Sp.23)" 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. 23 (MC Sp.23)" 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 15TH DAY OF APRIL 1991
READ A SECOND TIME IN OPEN COUNCIL THE 13TH DAY OF MAY 1991.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 13TH DAY
OF MAY 1991.


MAYOR


CITY CLERK

This is Schedule " 1 A "

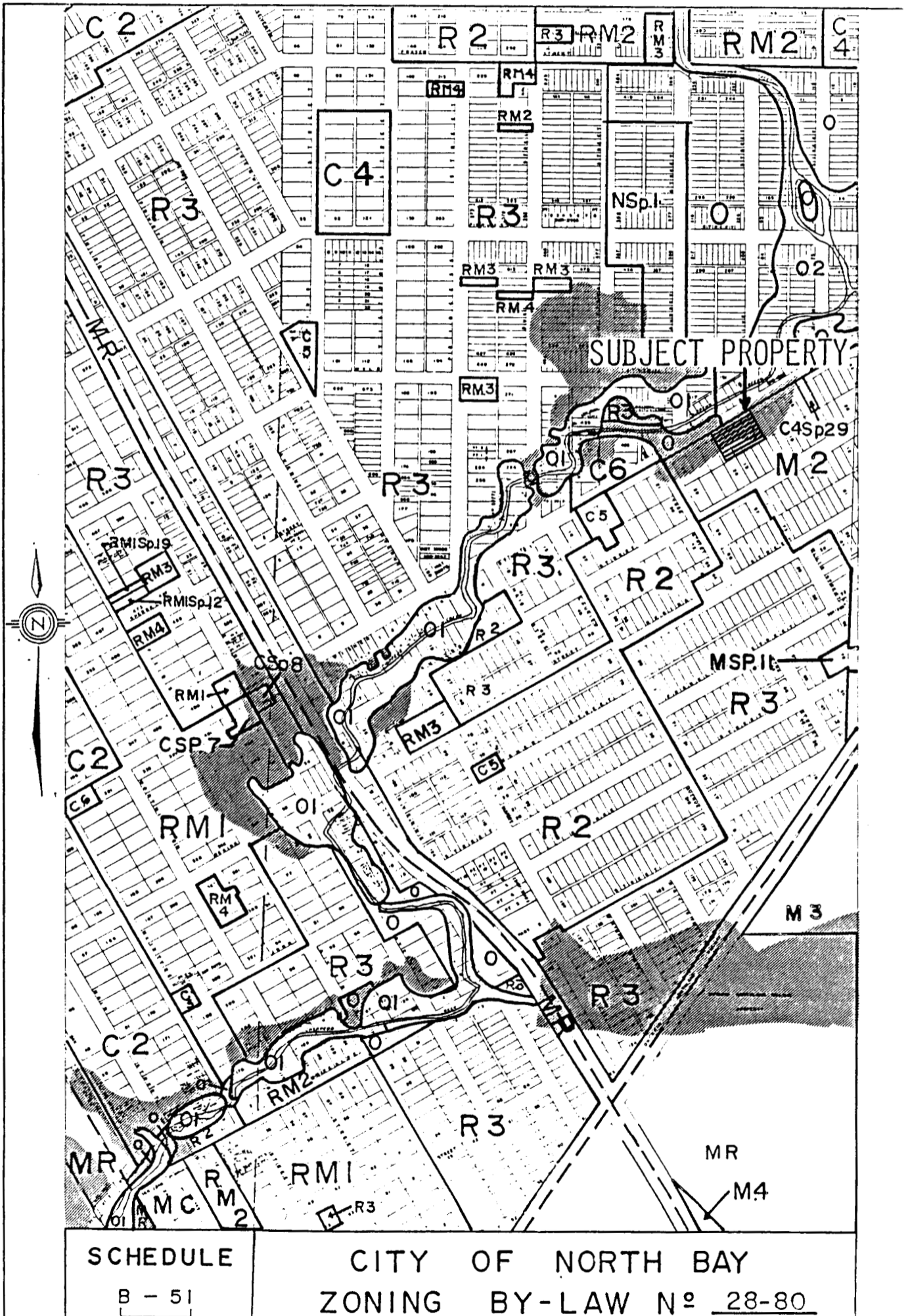
To By-law No. 66-91

Passed the 13TH day of MAY

19 91 .

S. D. Lawley
MAYOR

R. B. Martin
CITY CLERK



This is Schedule " B "

To By-law No. 66-91

Passed the 13TH day of MAY

19 91 .

S. D. Lemley
MAYOR

CITY CLERK



FROM "LIGHT INDUSTRIAL TWO (M.2)" TO
INDUSTRIAL COMMERCIAL SPECIAL NO. 23 (MC Sp.23)"

PCL. 430:
PT. I
(36R-546)

This is Schedule " C "
 To By-law No. 66-91
 Passed the 13TH day of MAY
 19 91 .

S. D. Lawley
 MAYOR
L. B. [Signature]
 CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL
 ZONE NO. 23 (MC SP.23)"

FISHER STREET	32	18
	31	17
	30	16
	29	15
	28	14
	27	13
	25	26
	24	27
	23	28
	22	29
	PLAN NO. 76	
	PLAN NO. 56	
		HAMMOND STREET
	YORK STREET	



0 60
 FEET