

The Corporation of the City of North Bay

By-Law No. 2020-45

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Gormanville Road from a “Light Industrial (M1)” Zone and a “General Industrial (M2)” Zone to an “Industrial Commercial Special No. 55 (MC Sp. 55)” Zone

1633091 Ontario Limited & 1633057 Ontario Limited 490 Gormanville Road

Whereas the owner of the subject property has initiated an amendment to the Zoning By-law;

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 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-41” of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Community Services Committee Report No. 2020-08 adopted by Council on May 19th, 2020 by Resolution No. 2020-142 to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedule “B-41” of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described in Appendix A to City of North Bay By-law No. 2020-45), shown as hatched on Schedule A attached hereto from a “Light Industrial (M1)” Zone and a “General Industrial (M2)” Zone to an “Industrial Commercial Special No. 55 (MC Sp. 55)” Zone.
- 2) All buildings or structures erected or altered and the use of land in such “Industrial Commercial Special No. 55 (MC Sp. 55)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.3.55:

"11.3.55 Industrial Commercial Special No. 55
11.3.55.1 The property description of this “Industrial Commercial Special No. 55 (MC Sp.55)” is PIN 49128-0296 (LT) PT LTS 110, 112 & 113

PL M26 Widdifield PT 3 36R11393 Except PT 25 36R12426; North Bay; District of Nipissing, PIN 49128-0298 (LT) PT LTS 95 to 97 & PT LTS 110 to 115 PL M36 PT 2 36R11393 Except PT 26 36R12426; North Bay; District of Nipissing, PIN 49128-0336 (LT) Part of the Canadian Northern Ontario Railway Reserve Plan M167 Widdifield Part 4 36R13964; City of North Bay, PIN 49128-0338 (LT) Part Lots 6, 7, 8, 9 & 10, PL M167 Widdifield Part 5 36R13964; City of North Bay, PIN 49128-0340 (LT) Part Rear Street PL M36, Closed By LT134342 Widdifield, Part 6 36R13964; City of North Bay as shown on the attached Schedule and on Schedule "B-41".

11.3.55.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special No. 55 (MC Sp. 55)" except for the following uses:

- Automobile sales, service, and leasing establishments;
- Automobile service station;
- Automobile washing establishment;
- Body shop;
- Builder's supply yard;
- Commercial parking lot;
- Courier distribution depot;
- Dry cleaning depot;
- Dry cleaning establishment;
- Exhibition building;
- Financial institution;
- Garden centre;
- Group home type 3;
- Industrial equipment sales, service, and leasing establishments;
- Home improvement centre;
- Industrial equipment sales, service, and leasing establishment;
- Laboratory;
- Non-profit use;
- Parks, public;
- Parking area;
- Personal service establishment;
- Pet daycare facility;
- Pet shop;
- Places of entertainment;
- Places of worship;
- Recreational facility;
- Recreational vehicle, sales, service, and leasing establishments;
- Veterinary establishment; and
- Wholesale uses.

11.3.55.3 The use of land or building in this "Industrial Commercial Special No. 55 (MC Sp.55)" zone shall conform to all other regulations of

this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 2015-30 is further amended by inserting "Industrial Commercial Special No. 55 (MC Sp.55)" zone as shown on Schedule "B" to this By-law.
- 5) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 6) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*, S.O. 2017, c. 23, Sched. 1.
- 7) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 6 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 8) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 6 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, 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 19th Day of May 2020.

Read a Second Time in Open Council the 19th Day of May 2020.

Read a Third Time in Open Council and Passed this 19th Day of May 2020.

Mayor, Allan McDonald

City Clerk Karen McIsaac

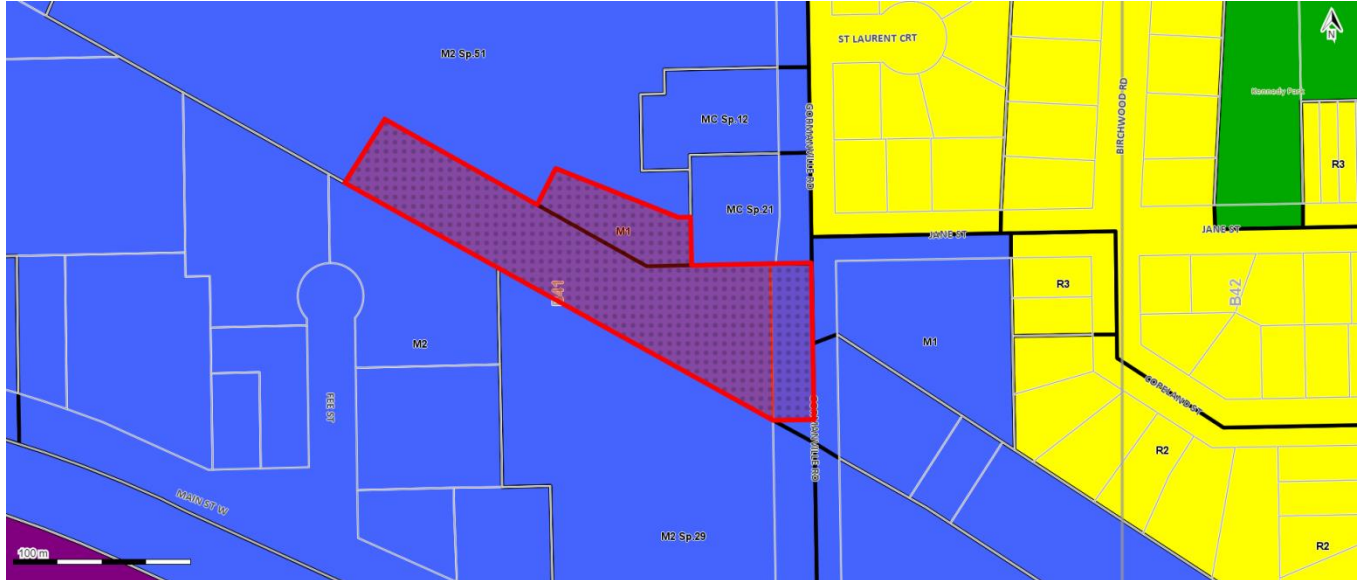
Schedule A

This is Schedule "A"
To By-law No. 2020-45


Passed the 19th day of May, 2020

Mayor Allan McDonald

City Clerk Karen McIsaac



Legend

 - From a "Light Industrial (M1)" zone and a "General Industrial (M2)" zone to an "Industrial Commercial Special No. 55 (MC Sp.55)" zone

Appendix A

PIN 49128-0296 (LT)

PT LTS 110, 112 & 113 PL M26 Widdifield PT 3 36R11393 Except PT 25 36R12426;
North Bay; District of Nipissing

PIN 49128-0298 (LT)

PT LTS 95 to 97 & PT LTS 110 to 115 PL M36 PT 2 36R11393 Except PT 26
36R12426; North Bay; District of Nipissing

PIN 49128-0336 (LT)

Part of the Canadian Northern Ontario Railway Reserve Plan M167 Widdifield Part 4
36R13964; City of North Bay

PIN 49128-0338 (LT)

Part Lots 6, 7, 8, 9 & 10, PL M167 Widdifield Part 5 36R13964; City of North Bay

PIN 49128-0340 (LT)

Part Rear Street PL M36, Closed By LT134342 Widdifield, Part 6 36R13964; City of
North Bay