

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 117-83

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON SPENCER STREET  
FROM C.4 TO "COMMERCIAL SPECIAL ZONE  
NO. 13 (C.4 SP.13)" (CORTINA PIZZA)

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;

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 118, 119 and 120, Plan M-176 in the City of North Bay, shown as hatched on Schedule "B" attached hereto), from a "District Commercial (C.4)" Zone to a "Commercial Special Zone No. 13 (C.4SP.13)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof, the following Section 11.3.13:  
"11.3.13" Commercial Special Zone No. 13 (C.4 Sp.13)"
  - 11.3.13.1 The property description of this "Commercial Special Zone No. 13 (C.4 Sp.13)" is:  
Lots 118, 119 and 120, Plan M-176 in the City of North Bay as shown on the attached Schedule and Schedule "B-42".
  - 11.3.13.2 (a) No person shall use land or erect or construct any building or structure in this "Commercial Special Zone No. 13 (C.4 Sp.13)" Zone except for the following uses:
    - Automobile Service Station or Gas Bar;
    - Banks;
    - Business Offices;
    - Financial Institutions;
    - Food Stores;
    - Local Retail Store;
    - Public and Private Parking Areas;
    - Places of Entertainment;
    - Hotels, Motels;

Professional Offices;  
Restaurants and Taverns;  
Retail Stores;

- (b) The regulations for this "Commercial Special Zone No. 13 (C.4 Sp.13)" Zone are as follows:
- (i) Maximum Lot coverage shall be thirty (30) percent;
  - (ii) The setback from the front lot line shall be six (6) metres;
  - (iii) The setback from the westerly side lot line shall be a minimum of three and six-tenths (3.6) metres;
  - (iv) The setback from the easterly side lot line shall be a minimum of seven and six tenths (7.6) metres;
  - (v) The setback from the rear yard lot line shall be a minimum of three and six-tenths (3.6) metres.

11.3.13.3 The use of land or buildings in this "Commercial Special Zone No. 13 (C.4 Sp.13)" 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 Commercial Special Zone No. 13 (C.4 Sp.13)" as shown on Schedule "C" to this By-law.
4. (a) Written 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, not later than 15 days after the day this by-law is passed.
- (b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within thirty-five (35) days from the passing of this By-law, 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 thirty-five (35) days from the passing of this By-law setting out 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 29TH DAY OF AUGUST 1983.  
READ A SECOND TIME IN OPEN COUNCIL THE 24th DAY OF OCTOBER 1983.  
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 24th  
DAY OF OCTOBER 1983.

  
MAYOR

  
CITY CLERK

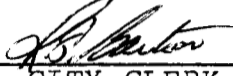
This is Schedule "  A  "

To By-law No.  117-83

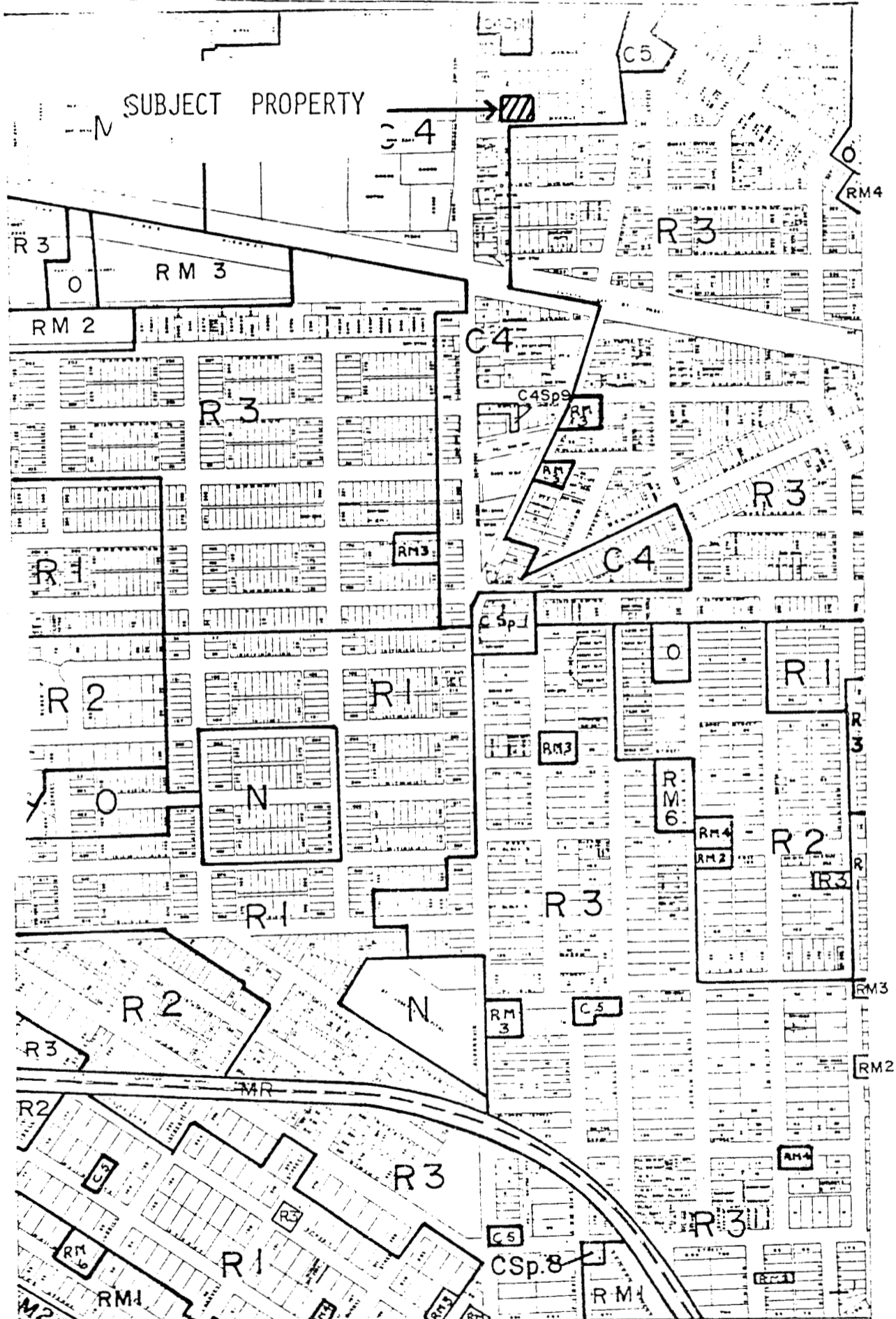
Passed the  24th  day of  OCTOBER ,

19  83 .

MAYOR



CITY CLERK



SCHEDULE

B - 42

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CITY OF NORTH BAY  
ZONING BY-LAW N<sup>o</sup> 28-80

11-79

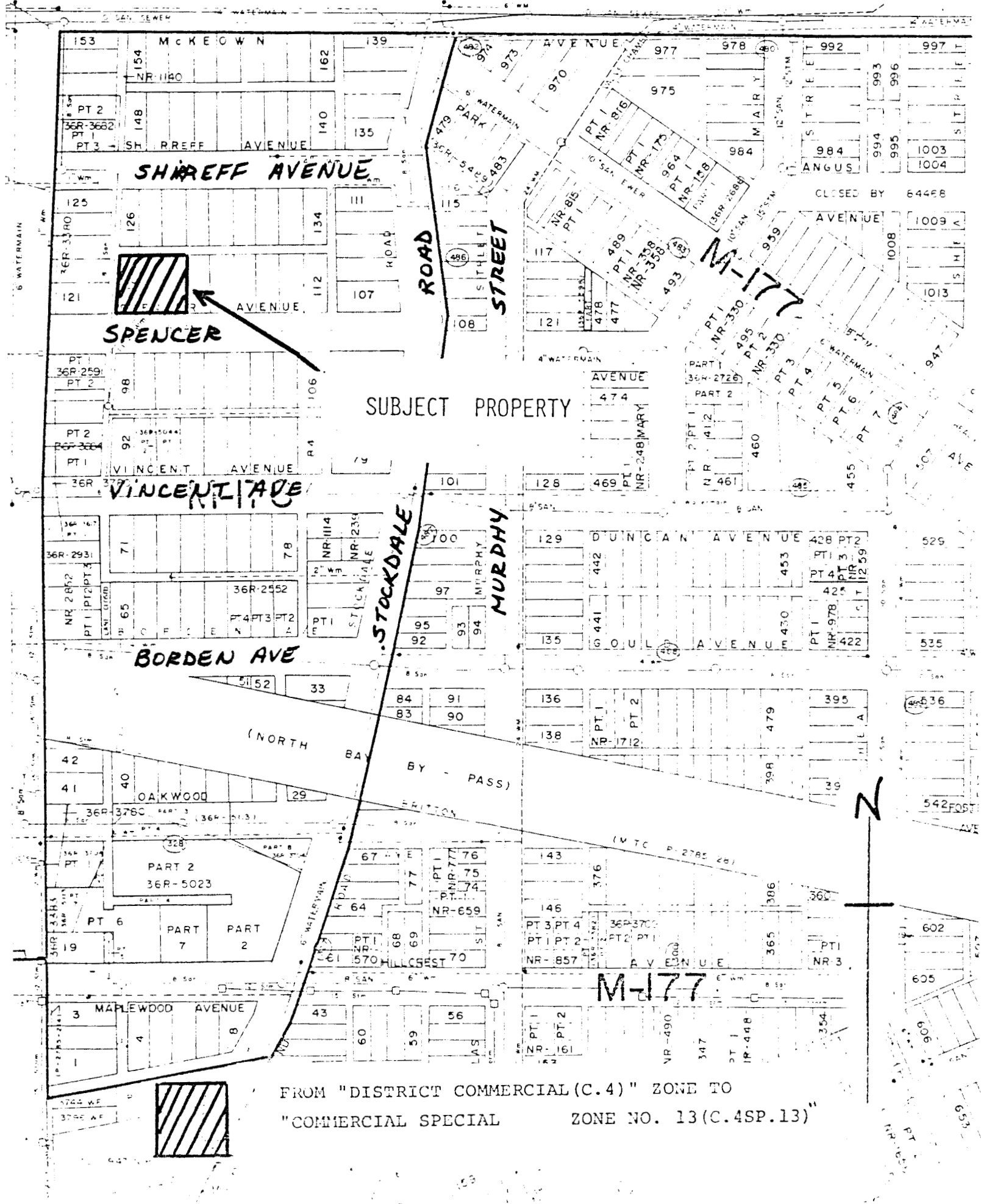
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To By-law No. 117-83

Passed the 24th day of OCTOBER 1983.

MAYOR

CITY CLERK

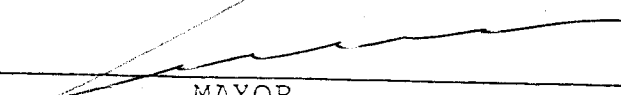


FROM "DISTRICT COMMERCIAL (C.4)" ZONE TO "COMMERCIAL SPECIAL ZONE NO. 13 (C.4SP.13)"

This is Schedule " C "

To By-law No. 117-83

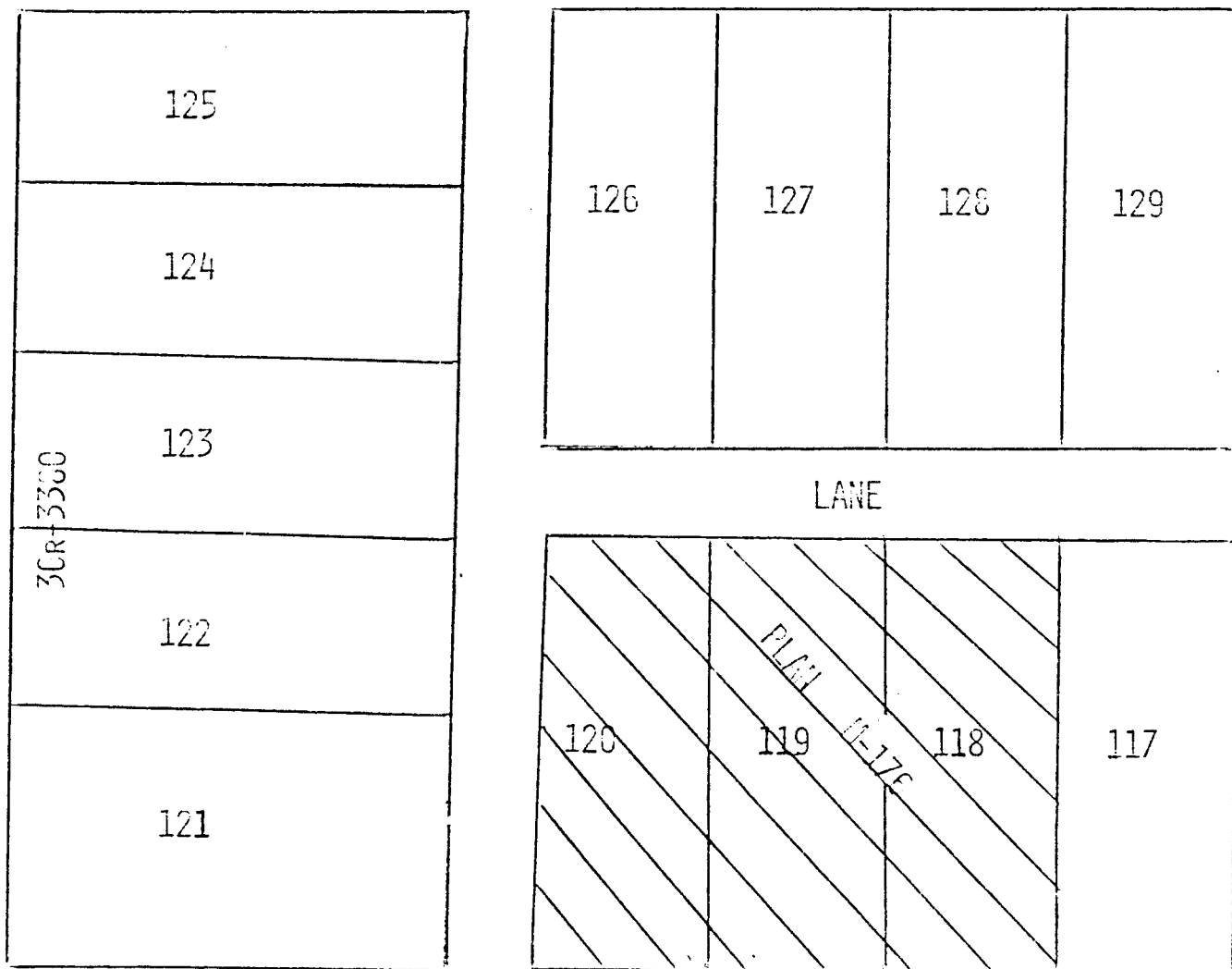
Passed the 24th day of OCTOBER  
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MAYOR

  
CITY CLERK

SCHEDULE TO "COMMERCIAL SPECIAL  
SHIRREFF

ZONE NO. 13(C.4SP.13)"  
AVENUE



SPENCER AVENUE

0 40 80  
FEET