

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 74-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON BOOTH ROAD FROM AN "INDUSTRIAL HOLDING (M.H.)" ZONE TO AN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 19 (M.C. Sp.19)" (G. MILLER)

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-82 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-82 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 1, Plan 36R-8279, Booth Road and Lakeshore Drive in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from an "Industrial Holding (M.H.)" to an "Industrial Commercial Special Zone No. 19 (M.C. Sp.19)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.19:

11.4.19 "Industrial Commercial Special Zone No. 19 (M.C. Sp.19)".

11.4.19.1 The property description of this "Industrial Commercial Special Zone 19 (M.C. Sp.19)" is Part 1, Plan 36R-8279 along Booth Road and Lakeshore Drive in the City of North Bay as shown on the attached Schedule and Schedule "B-82".

- 11.4.19.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 19 (M.C. Sp.19)" except for the following uses:
- Industrial commercial building not to exceed three thousand five hundred and two (3,502) square metres in gross floor space;
 - contractor's shops;
 - building supply stores;
 - home renovation stores;
 - convenience stores;
 - gas bars;
 - all those uses permitted in the Light Industrial One (M.1) zone;
 - administrative offices associated with and integral to the main industrial-commercial uses on the property;
 - one (1) apartment unit within the main building for an essential workman or caretaker.
- (b) The regulations for this "Industrial Commercial Special Zone No. 19 (M.C. Sp.19)" are as follows:
- i) The maximum gross floor area as a percent of lot area shall be forty-eight and nine-tenths (48.9) percent;
 - ii) The minimum front yard setback shall be fifteen (15.0) metres;
 - iii) The minimum southerly side yard setback shall be fifteen (15.0) metres;
 - iv) The minimum northerly side yard setback shall be seven and six-tenths (7.6) metres;

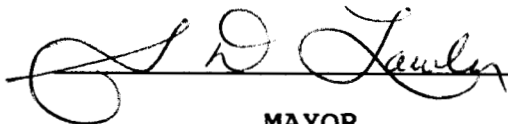
- v) The minimum rear yard setback shall be twelve and three-tenths (12.3) metres.

11.4.19.3 The use of land or buildings in this "Industrial Commercial Special Zone No. 19 (M.C. Sp.19)" 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. 19 (M.C. Sp.19)" 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 person 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 30TH DAY OF APRIL 1990.
READ A SECOND TIME IN OPEN COUNCIL THE 14TH DAY OF MAY 1990.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 14TH DAY
OF MAY 1990.



MAYOR



CITY CLERK

This is Schedule " A "

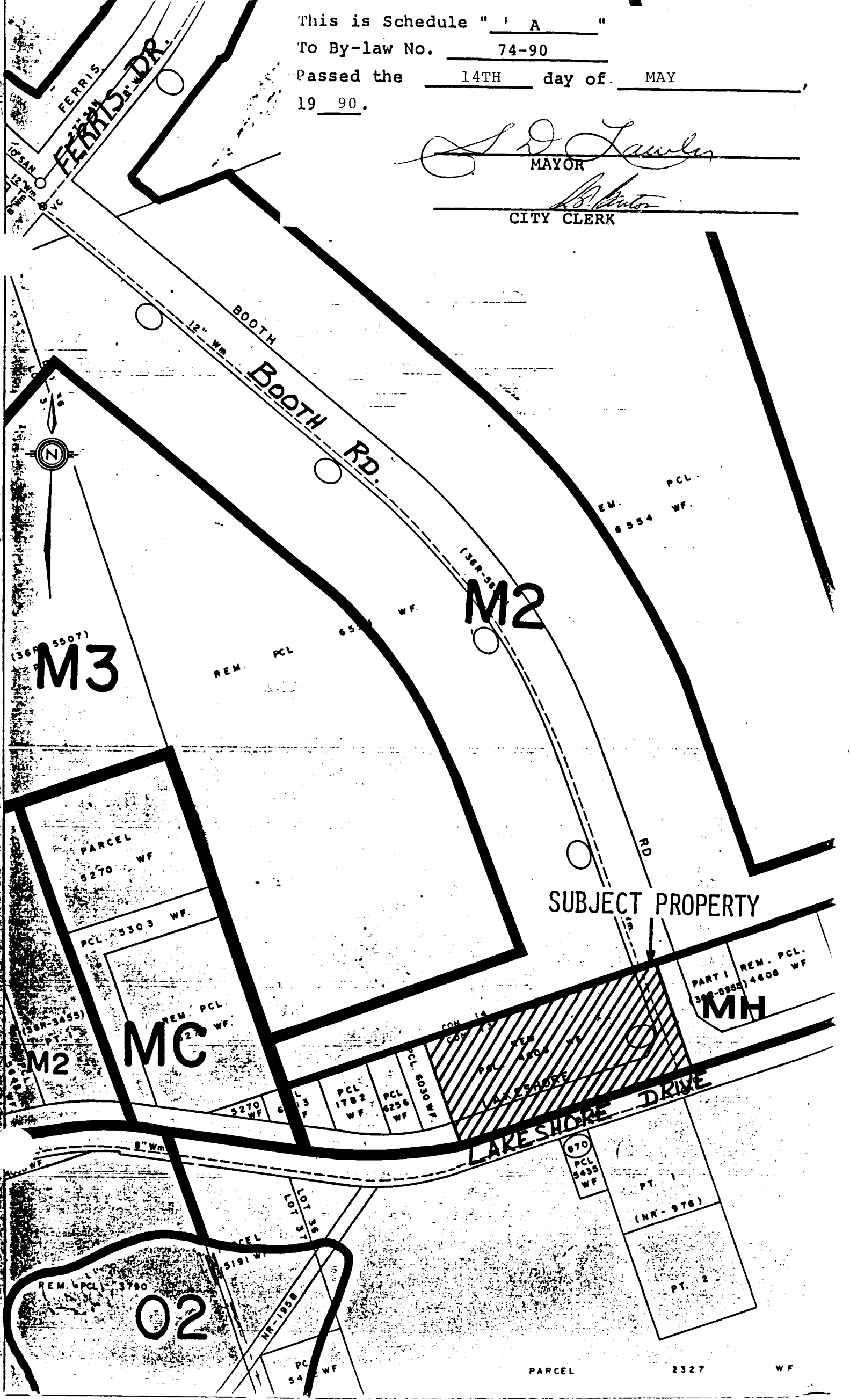
To By-law No. 74-90

Passed the 14TH day of MAY

19 90.

S. D. Lawler
MAYOR

B. B. [unclear]
CITY CLERK



M3

M2

MC

MH

SUBJECT PROPERTY

O2

This is Schedule "C"

to By-law No. 74-90

Passed the 14TH day of

MAY 19 90


MAYOR


CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 19 (MC.Sp.19)"

