

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2008-207

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON OAK STREET WEST
FROM A “GENERAL COMMERCIAL OUTER CORE SPECIAL NO. 63 (C2 Sp. 63)” ZONE
TO A “GENERAL COMMERCIAL OUTER CORE SPECIAL NO. 76 (C2 Sp. 76)” ZONE**

(2181738 ONTARIO LIMITED – 495 OAK STREET WEST)

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 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 Section 11 of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on October 6, 2008 to approve this rezoning.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY
HEREBY ENACTS AS FOLLOWS:**

- 1) Schedule “B-50” of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedules “A”, “B” & “C” attached hereto (which property is more particularly described as Registered Plan No.38; Lots 47 to 54 & 105-113, Part of Lane; Reference Plan 36R-5205, Parts 1, 3, 4 & 6; PIN 49167-0002(LT), 495 Oak Street West in the City of North Bay) from a “General Commercial Outer Core Special No.63 (C2 Sp.63)” zone to a “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone shall conform to all applicable provisions of By-law No. 28-80 of the Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following 11.3.75:

11.3.76	General Commercial Outer Core Special No.76 (C2 Sp.76)
11.3.76.1	The property description of this “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone is: Registered Plan No.38; Lots 47 to 54 & 105-113, Part of Lane; Reference Plan 36R-5205, Parts 1, 3, 4 & 6; PIN 49167-0002(LT) along Oak Street at Memorial Drive in the City of North Bay as shown on the attached Schedules and Schedule “B-50”.
11.3.76.2	The regulations for this “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone are as follows:

i) The permitted uses shall be limited to:

- Broadcast Studios or Newsrooms
- Business Offices
- Data processing firm
- Day nursery
- Financial Institutions
- Professional Offices
- Public and Private parks
- Public and Private parking areas
- Places of Worship
- Public Hospitals or Private Hospitals
- Private schools

11.3.76.3 The use of land or buildings in this “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

- 4) Section 11 of By-law No. 28-80 is further amended by inserting “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone as Schedule “C” to this By-law.
- 5) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule “A” attached hereto are hereby designated as a Site Plan Control Area.
- 6)
 - a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O. Reg. 254/06 as amended.
 - 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 6th DAY OF OCTOBER 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 6th DAY OF OCTOBER 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 6th DAY OF OCTOBER 2008.

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MAYOR VIC FEDELI

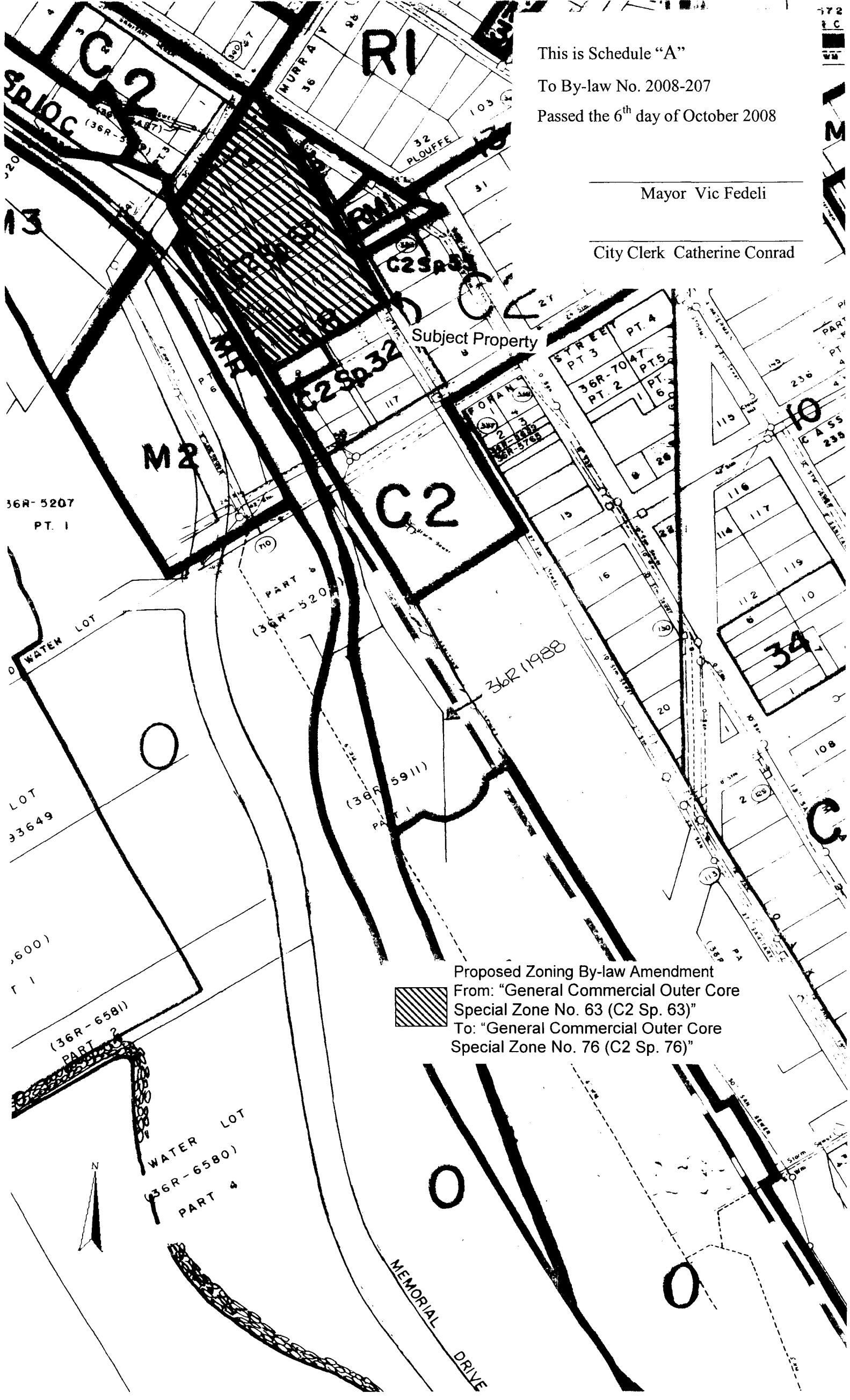
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CITY CLERK CATHERINE CONRAD

This is Schedule "A"
To By-law No. 2008-207
Passed the 6th day of October 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



Proposed Zoning By-law Amendment
 From: "General Commercial Outer Core
 Special Zone No. 63 (C2 Sp. 63)"
 To: "General Commercial Outer Core
 Special Zone No. 76 (C2 Sp. 76)"



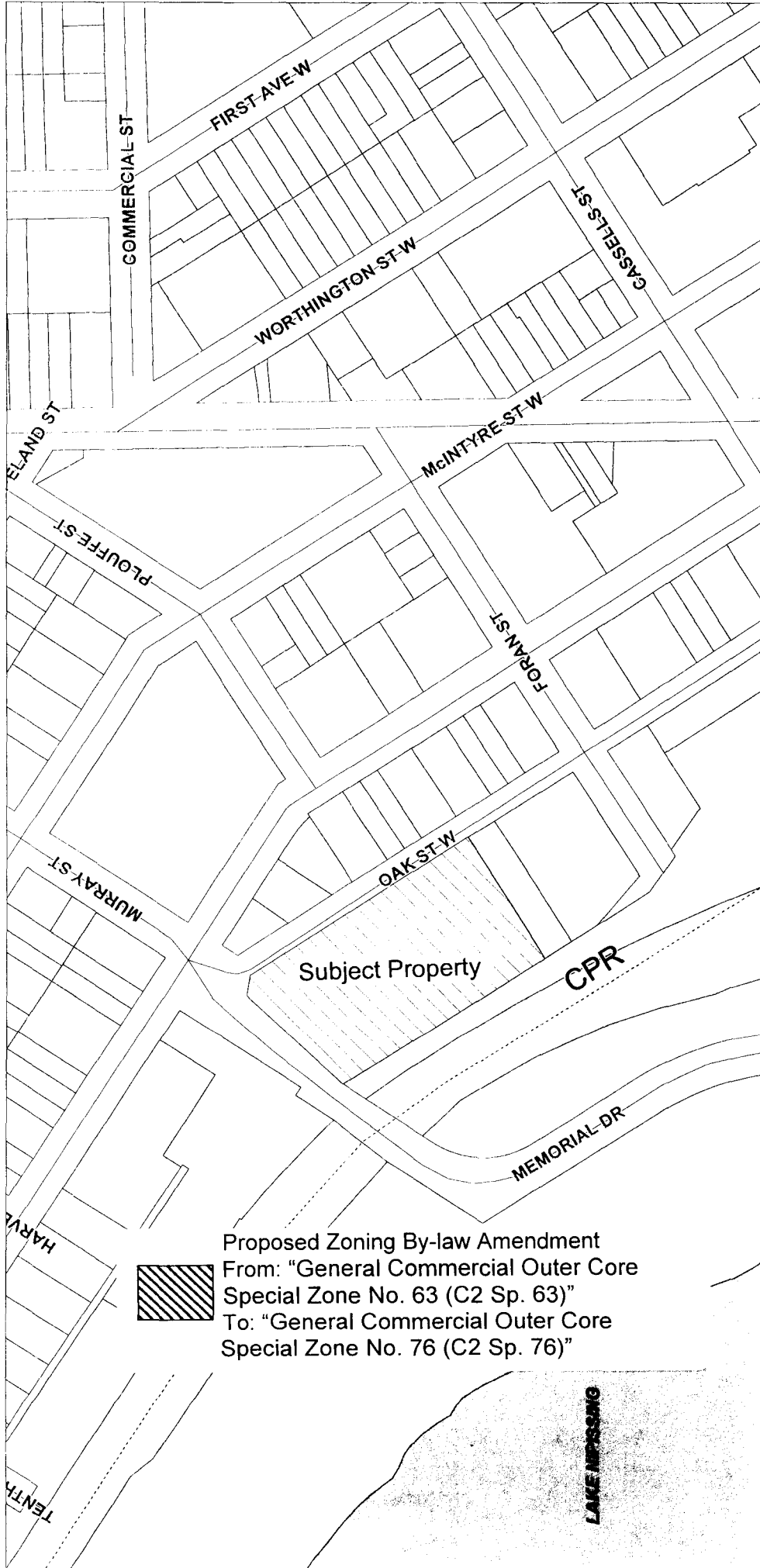
This is Schedule "B"

To By-law No. 2008-207

Passed the 6th day of October 2008

Mayor Vic Fedeli

City Clerk, Catherine Conrad



Proposed Zoning By-law Amendment
From: "General Commercial Outer Core
Special Zone No. 63 (C2 Sp. 63)"
To: "General Commercial Outer Core
Special Zone No. 76 (C2 Sp. 76)"



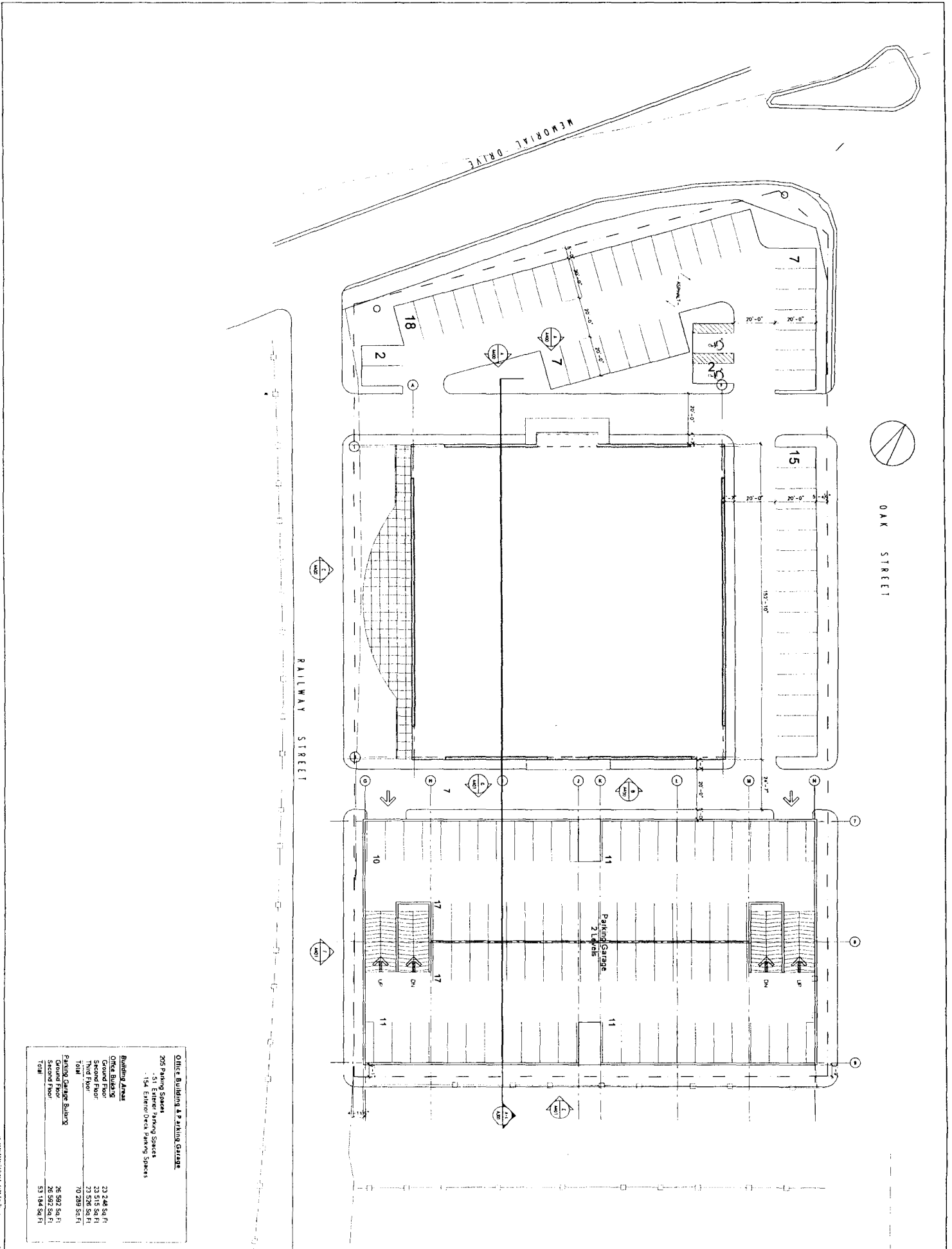
This is Schedule "C"

To By-law No. 2008-207

Passed the 6th day of October 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



Oltre Buildings & Parking Garage	
205 Parking Spaces	
- 51 Exterior Parking Spaces	
- 154 Exterior Deck Parking Spaces	
Building Areas	
Office Building	23,246 Sq. Ft.
Ground Floor	23,219 Sq. Ft.
Second Floor	23,228 Sq. Ft.
Third Floor	70,239 Sq. Ft.
Total	116,726 Sq. Ft.
Parking Garage Building	
26,522 Sq. Ft.	
26,522 Sq. Ft.	
Total	53,044 Sq. Ft.