

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 53-96

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON ALGONQUIN AVENUE FROM A 'RESIDENTIAL THIRD DENSITY (R3)' ZONE TO A 'NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 48 (C5 SP.48)' (G. PALECZNY - 775 ALGONQUIN AVENUE)

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, R.S.O. 1990.

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 344 and 345, Plan 65) along Algonquin Avenue in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential Third Density (R3)" zone to a "Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48)".
- 2) Section 11 of By-law No. 38-80 is amended by inserting at the end thereof the following Section 11.3.48:
 - "11.3.48 "Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48).
 - 11.3.48.1 The property description of this "Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48)" is Lots 344 and 345, Plan 65 along Algonquin Avenue in the City of North Bay as shown on the attached Schedules and Schedule "B-42".
 - 11.3.48.2a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48)" except for the following uses:
 - a professional office;
 - an ancillary dwelling unit connected to and forming an integral part of the commercial building provided that the dwelling unit is for the use of the resident professional.

11.3.48.2b) The regulations for this "Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48)" are as follows:

- i) the southerly side yard setback shall be a minimum of one and five-tenths (1.5) metres;
- ii) the rear setback shall be a minimum of zero and two-tenths (0.2) metres.

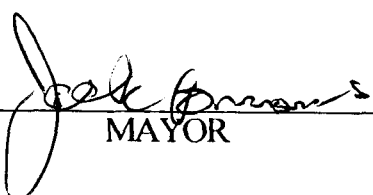
11.3.48.3 The use of land or building in this "Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied."


- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Neighbourhood Commercial Special Zone No. 48 (C5 Sp.48)" 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 Section 2 of O. Reg. 44/95.
 - 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 10th DAY OF JUNE 1996.

READ A SECOND TIME IN OPEN COUNCIL THE 10th DAY OF JUNE 1996.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 10th DAY OF JUNE 1996.


MAYOR


CITY CLERK

This is Schedule " A "

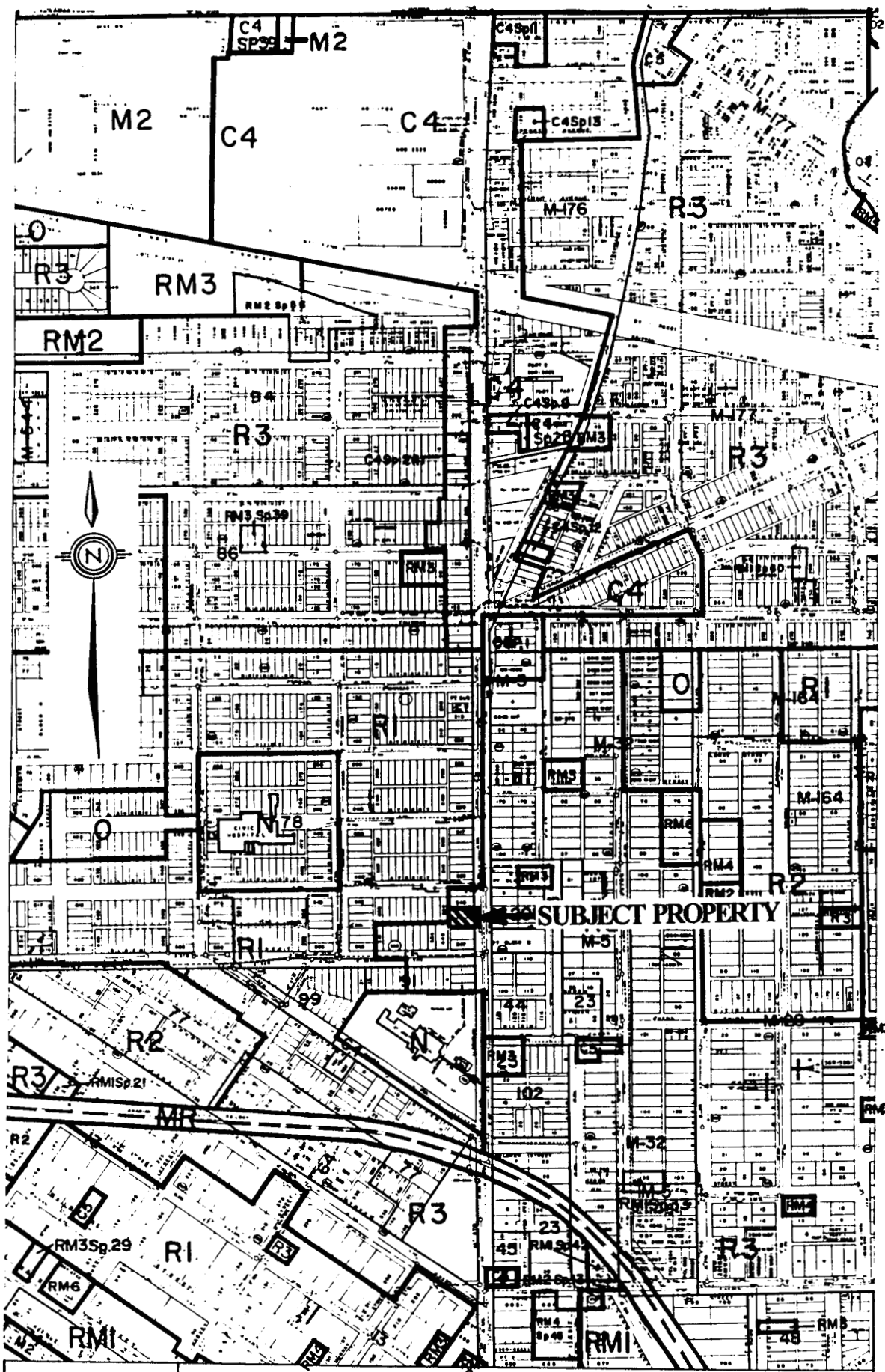
To By-law No. 53-96

Passed the 10TH day of JUNE

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Jack Brunner
 MAYOR

Dorothy Han
 CITY CLERK



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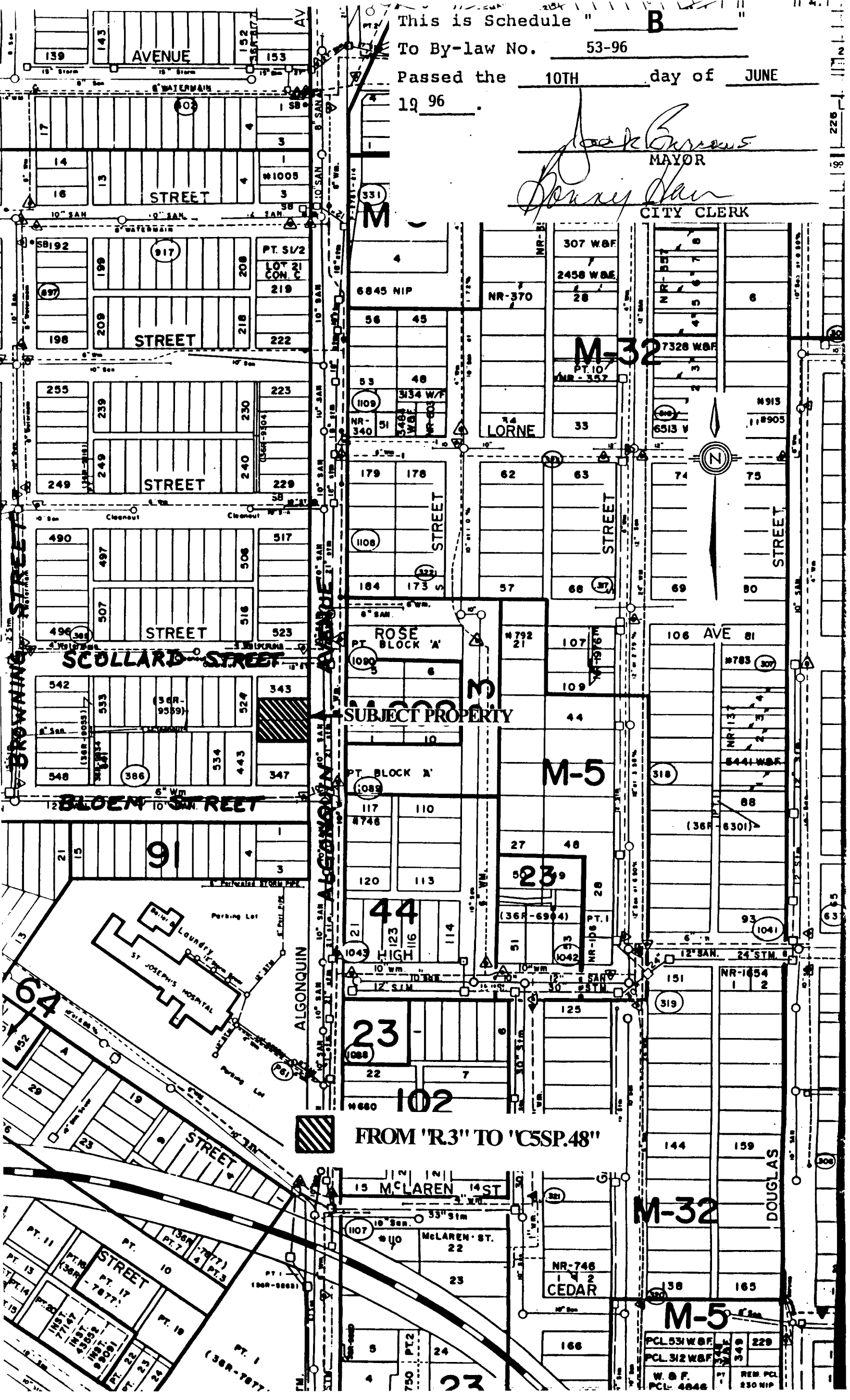
CITY OF NORTH BAY
 ZONING BY-LAW NO. 28-80

This is Schedule " **B** "

To By-law No. 53-96

Passed the 10TH day of JUNE
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Jack Burrows
MAYOR
Donny Dan
CITY CLERK



SUBJECT PROPERTY

FROM 'R.3' TO 'C5SP.48'

M-32

M-5

M-32

M-5

64

91

44

23

102

M-5

PCL 531 W&F
PCL 312 W&F
W & F
PCL: 4048



BROWNING STREET

SCOLLARD STREET

BLOEM STREET

ALGONQUIN

MCLAREN ST

DOUGLAS

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This is Schedule " C "
 To By-law No. 53-96
 Passed the 10TH day of JUNE
 19 96.

Jack Burrows
 MAYOR
Donny [Signature]
 CITY CLERK

SCHEDULE TO "NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 48 (C5 Sp.48)"

