

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 88-83

BEING A BY-LAW TO AMEND BY-LAW NO. 28-80  
TO REZONE CERTAIN LANDS ON HIGHLAND ROAD  
FROM R.3 TO "COMMERCIAL SPECIAL (C.4) ZONE  
NO. 12 (C.4 SP.12)"

WHEREAS upon the request of the property owner concerned, and with the approval of the local Planning Board, it is considered advisable to amend By-law No. 28-80 of The Corporation of the City of North Bay to amend the zone designation shown on Schedule "B-42" of By-law No. 28-80 pursuant to Section 39 of The Planning Act, R.S.O. 1980, Chapter 379;

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

1. Schedule "B-42" of said By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto and forming part hereof (which property is more particularly described as Lot 14 and the south one-half of Lot 15, Plan M-177 in the City of North Bay, shown as hatched on Schedule "B" attached hereto and forming part hereof), from a "Residential Third Density (R-3)" Zone to a "Commercial Special (C.4) Zone No. 12 (C.4 Sp.12)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof, the following Section 11.3.12:  
"11.3.12 "Commercial Special (C.4) Zone No. 12 (C.4 Sp.12)"
  - 11.3.12.1 The property description of this "Commercial Special (C.4) Zone No. 12" is:  
Lot 14 and the south one-half of Lot 15, Plan M-177, as shown on the attached Schedule and Schedule "B-42".
  - 11.3.12.2 (a) No person shall use land or erect or construct any building or structure in this "Commercial Special (C.4) Zone No. 12 (C.4 Sp. 12)" Zone except for the following uses:
    - (i) Commercial Uses  
Repair Garage
    - (ii) Residential  
One (1) dwelling for an essential workman or caretaker.


- (b) The regulations for this "Commercial Special (C.4) Zone NO. 12 (C.4SP.12) Zone are as follows:
- (i) Maximum lot coverage shall be twenty-five (25) percent;
  - (ii) The setback from the front lot line shall be nil;
  - (iii) The setback from the northerly side lot line for the residential use on the property shall be a minimum of five and two-tenths (5.2) metres;
  - (iv) The setback from the southerly side lot line for the residential use on the property shall be a minimum of two and eighty-six hundredths (2.86) metres;
  - (v) The setback from the northerly side lot line for the commercial use on the property shall be a minimum of seventy-eight hundredths (.78) metres;
  - (vi) The setback from the southerly side lot line for the commercial use on the property shall be a minimum of one and ninety-nine hundredths (1.99) metres;
  - (vii) The setback from the rear lot line shall be nil.

11.3.12.3 The use of land in this "Commercial Special (C.4) Zone No. 12 (C.4 Sp.12)" 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 (C.4) Zone No. 12 (C.4 Sp.12)" as shown on Schedule "C" to this By-law.
- 4.(a) Notice of this By-law shall be given in the manner and form and to the persons prescribed by Ontario Regulation 78/80;
- (b) Where no notice of objection is filed with the Clerk of The Corporation of The City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-law thereupon comes into force and effect;
- (c) Where notice of objection is file with the Clerk of The Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, this By-law shall come into force and effect upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THE 11th DAY OF JULY 1983  
READ A SECOND TIME IN OPEN COUNCIL THE 25th DAY OF JULY 1983  
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED  
THIS 25th DAY OF JULY 1983.

  
MAYOR

  
CITY CLERK

This is Schedule " A "  
To By-law No. 88-83  
Passed the 25th day of July,  
1983.

MAYOR

*B. [Signature]*  
CITY CLERK

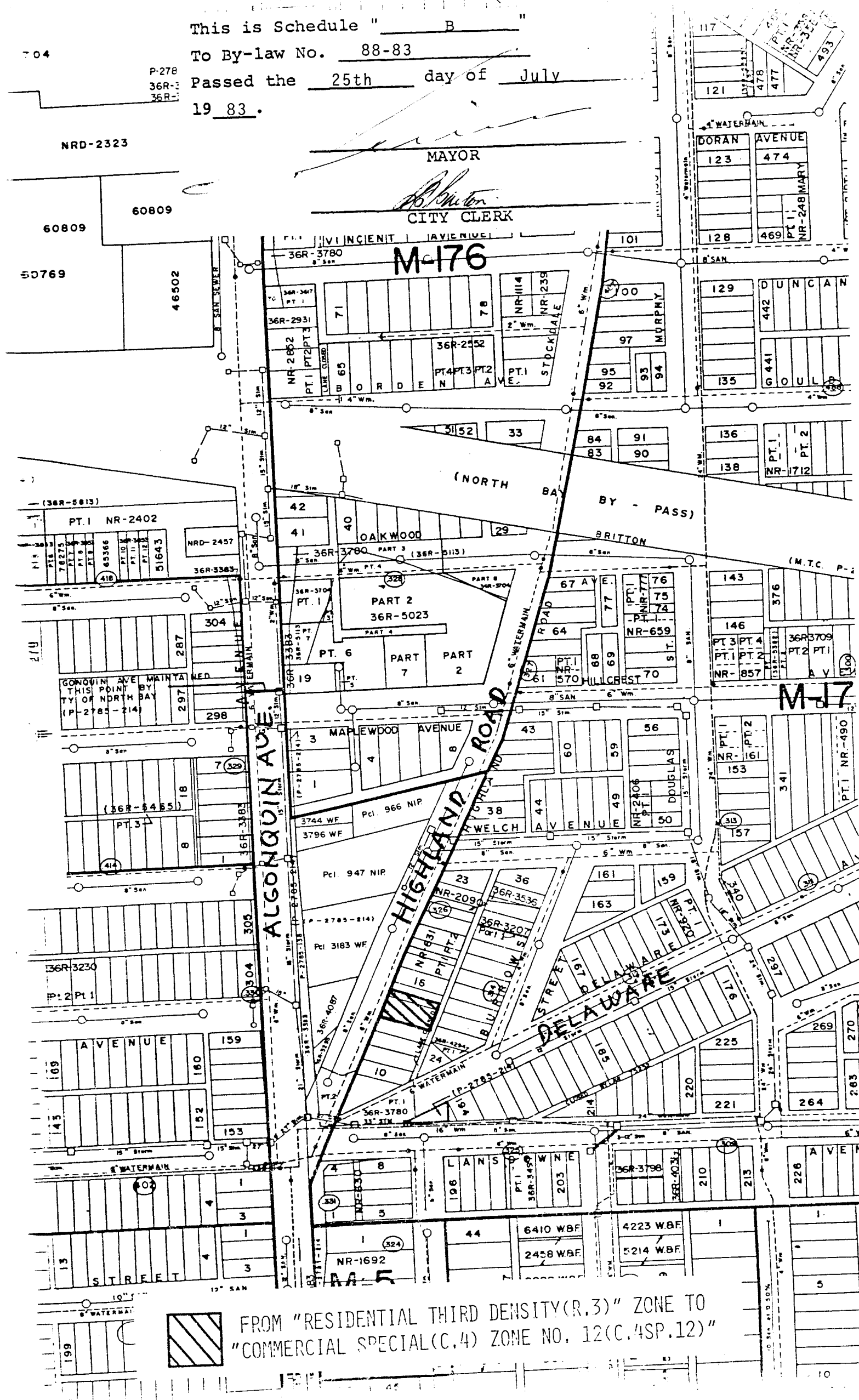


This is Schedule " B "  
 To By-law No. 88-83  
 Passed the 25th day of July  
 19 83.

MAYOR

*A. J. [Signature]*  
 CITY CLERK

**M-176**




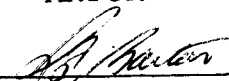
FROM "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO  
 "COMMERCIAL SPECIAL (C.4) ZONE NO. 12 (C.4SP.12)"

This is Schedule " C "

To By-law No. 88-83

Passed the 25th day of July,  
19 83 .

  
MAYOR

  
CITY CLERK

SCHEDULE TO "COMMERCIAL SPECIAL (C.4) ZONE NO. 12 (C.4SP.12)"

