

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 168-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON CASSELLS STREET FROM A "GENERAL COMMERCIAL (OUTER CORE) (C.2)" ZONE TO A "GENERAL COMMERCIAL (OUTER CORE) SPECIAL ZONE NO. 31 (C.2 SP.31)" (MR. & MRS. A. GENTILE - CASSELLS STREET)

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-43" 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-43" 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 Lot 364, Plan No. 62, along Cassells Street in the City of North Bay, shown as hatched on Schedule "B" and Schedule "C" attached hereto) from a "General Commercial (Outer Core) (C.2)" zone to a "General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)".

2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.31:

11.3.31 "General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)".

11.3.31.1 The property description of this "General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)" is: Plan No. 62, Lot 364 along Cassells Street in the City of North Bay as shown on the attached Schedule and Schedule "B-43".

11.3.31.2(a) No person shall use land, or use, erect, or construct any building or structure in this "General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)" zone, except for the following uses:

- Retail and service commercial uses;
- Public or private parking areas;
- Dwelling units located on the ground floor or above.

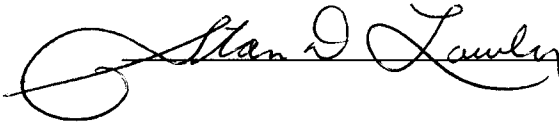
11.3.31.2(b) The regulations for this "General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)" zone are as follows:

- i) the maximum lot coverage not to exceed forty (40) percent of the total lot area;
- ii) The minimum lot frontage shall be twelve and four-tenths (12.4) metres;
- iii) the minimum front yard setback shall be nil;
- iv) The minimum westerly side yard setback shall be eight-tenths (.8) of a metre;
- v) The minimum easterly side yard setback shall be zero and eight-tenths (0.8) metres;
- vi) The minimum rear yard setback shall be fourteen and six-tenths (14.6) metres.

11.3.31.3 The use of land or buildings in this
 "General Commercial (Outer Core) Special
 Zone No. 31 (C.2 Sp.31)" 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 General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)" 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 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 4TH DAY OF SEPTEMBER 1990.
READ A SECOND TIME IN OPEN COUNCIL THE 17TH DAY OF SEPTEMBER 1990.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17TH DAY
OF SEPTEMBER 1990.



MAYOR



CITY CLERK

This is Schedule " A "

To By-law No. 168-90

Passed the 17TH day of SEPTEMBER

1990.

Stan D. Lawler
MAYOR

B. [Signature]
CITY CLERK



SCHEDULE

B - 43

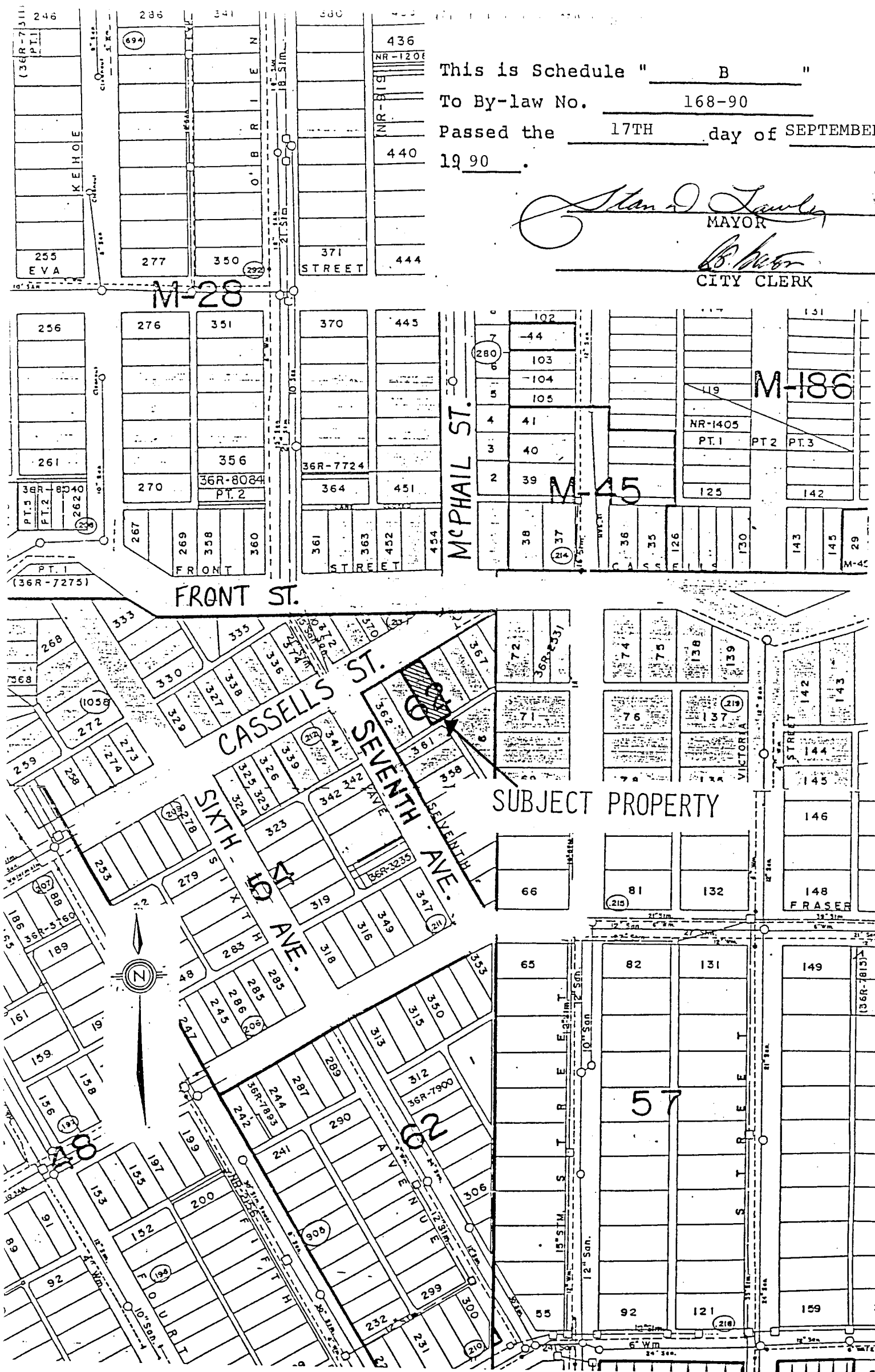
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CITY OF NORTH BAY
ZONING BY-LAW N^o 28-80

This is Schedule " B "
 To By-law No. 168-90
 Passed the 17TH day of SEPTEMBER
 1990.

Stan D. Lawley
 MAYOR

B. Beer
 CITY CLERK



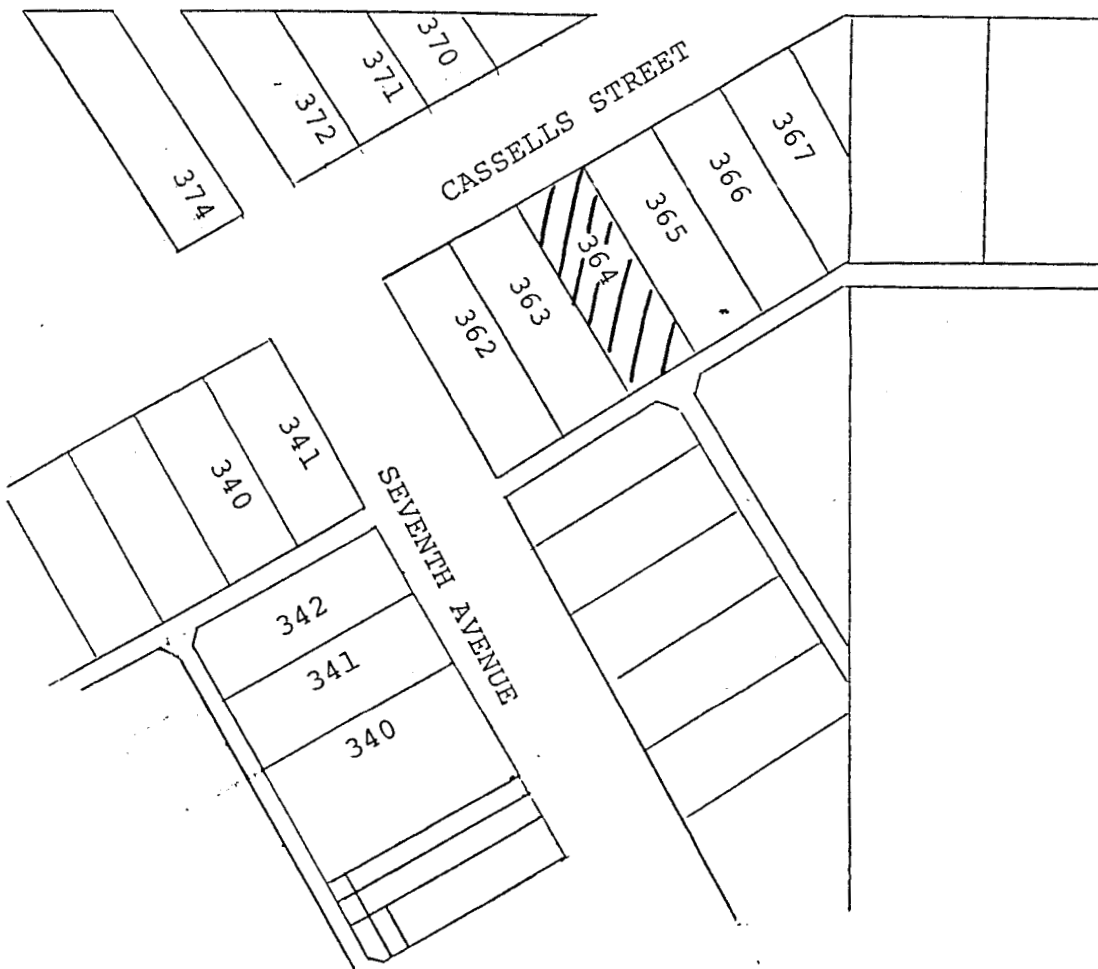
FROM A "GENERAL COMMERCIAL (OUTER CORE) (C.2)" ZONE
 TO A "GENERAL COMMERCIAL (OUTER CORE) SPECIAL ZONE
 NO. 31 (C.2SP.31)".

This is Schedule "C"
To By-law No. 168-90
Passed the 17TH day of SEPTEMBER
1990 .

Stan J. Lawler
MAYOR

B. Burton
CITY CLERK

SCHEDULE TO "GENERAL COMMERCIAL (OUTER CORE)
SPECIAL ZONE NO. 31 (C.2 SP.31)"



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