

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 123-96

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON DRURY STREET FROM AN "INDUSTRIAL SPECIAL ZONE NO. 12 (M SP.12)" TO AN "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 39 (MC SP.39)" (M. CORBEIL/MACDONALDS T.V. AND FURNITURE - 111 DRURY 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-52" 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-52" 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 6, Plan NR 1441) along Drury Street in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from an "Industrial Special Zone No. 12 (M Sp.12)" to an "Industrial Commercial Special Zone No. 39 (MC Sp.39)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.39:
 - "11.4.39 Industrial Commercial Special Zone No. 39 (MC Sp.39)"
 - 11.4.39.1 The property description of this "Industrial Commercial Special Zone No. 39 (MC Sp.39)" is Part 6, Plan NR 1441 along Drury Street in the City of North Bay as shown on the attached Schedules and Schedule "B-52".
 - 11.4.39.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 39 (MC Sp.39)" except for the following uses:
 - furniture sales showroom and warehouse;
 - warehousing, storage and retail sales of flooring and textile products;
 - home renovation and improvement shops;
 - auto dealerships and service establishments;

- service establishments that are not obnoxious;
- banks;
- hotels and motels;
- public garages;
- restaurants and taverns;
- service stations and gas bars;
- all those uses permitted in the "Light Industrial One (M1)" zone;
- one (1) apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.4.39.2(b) The regulations for this "Industrial Commercial Special Zone No. 39 (MC Sp.39)" are as follows:

- i) the minimum front yard setback shall be four and five-tenths (4.5) metres;
- ii) the minimum westerly side yard shall be nil;
- iii) the minimum rear yard shall be seven and zero-tenths (7.0) metres.

11.4.39.3 The use of land or building in this "Industrial Commercial Special Zone No. 39 (MC Sp.39)" 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. 39 (MC Sp.39)" as shown on Schedule "C" to this By-law.
- 4) Subsection 11.4.12 is deleted in its entirety.
- 5)
 - 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. 199/96.
 - 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

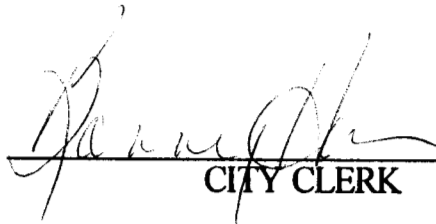
written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

READ A FIRST TIME IN OPEN COUNCIL THE 28th DAY OF October
1996.

READ A SECOND TIME IN OPEN COUNCIL THE 25th DAY OF November
1996.

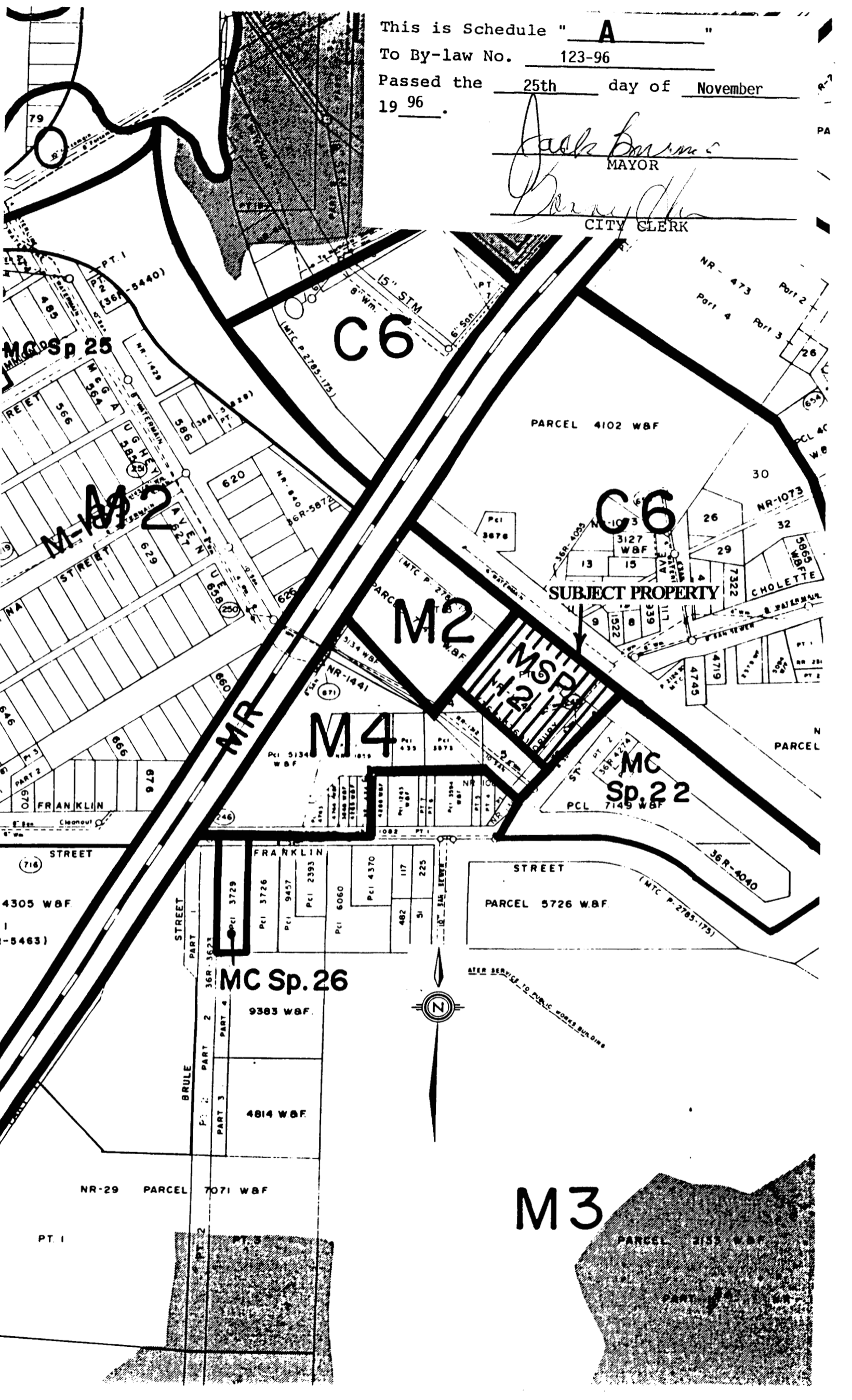
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25th DAY
OF November 1996.


MAYOR


CITY CLERK

This is Schedule " A "
To By-law No. 123-96
Passed the 25th day of November
19 96.

Jack Bourne
MAYOR
Dorothy
CITY CLERK



C6

C6

M2

M4

M3

MC Sp. 26

MC Sp. 22

SUBJECT PROPERTY



ATER SERVICE TO PUBLIC WORKS BLDG

PARCEL 4102 WBF

PARCEL 5726 WBF

NR - 473 Part 2
Part 4 Part 3

NR-1073

PARCEL

NR-29 PARCEL 7071 WBF

PARCEL 3155 WBF

PT. 1

PT. 3

MC Sp 25

M-1072

4305 WBF

(-5463)

STREET

FRANKLIN

666

676

629

STREET

U.S. HIGHWAY 2

620

586

566

REIET

79

PT. 1

PT. 2

PT. 3

PT. 4

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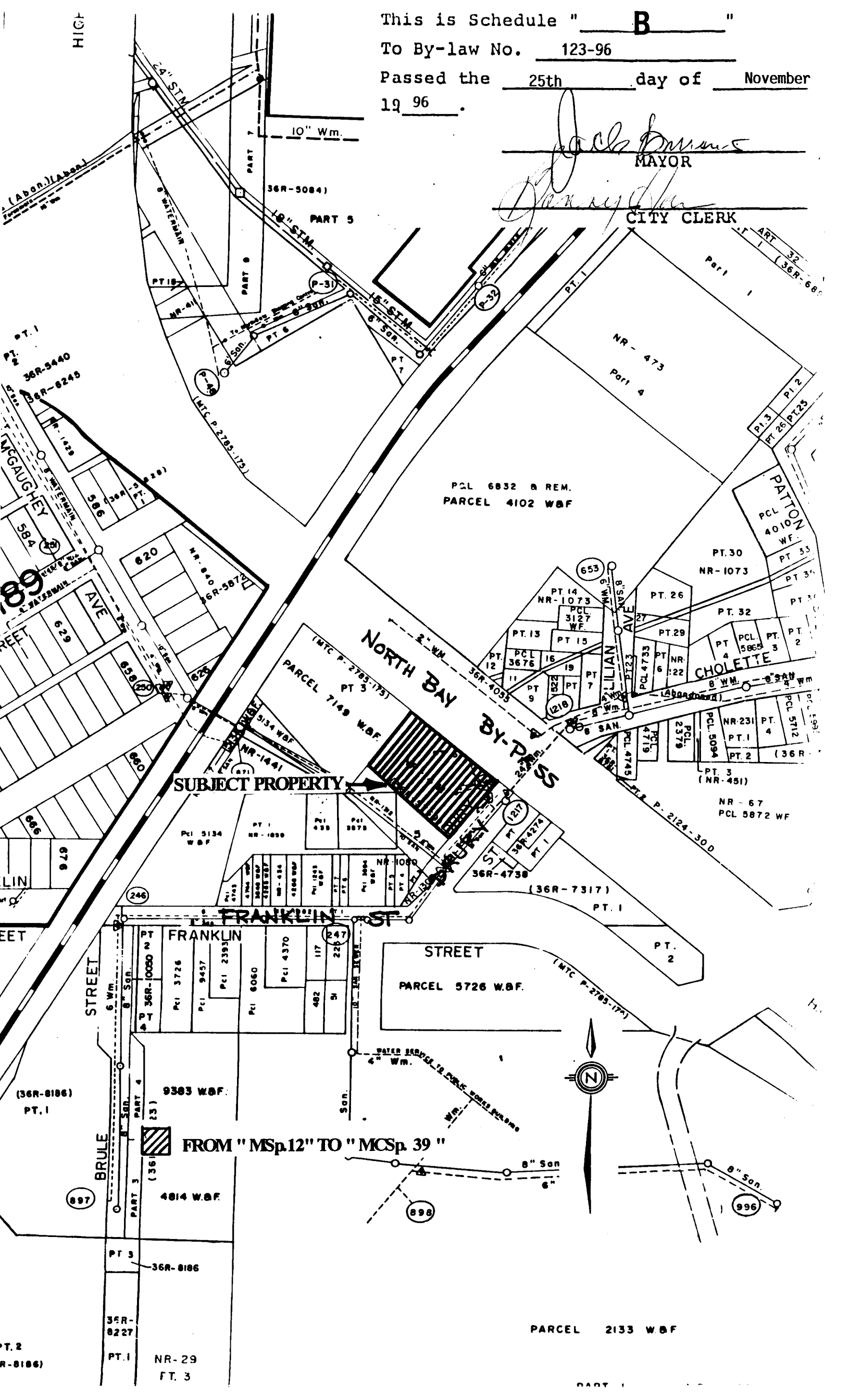
This is Schedule " B "

To By-law No. 123-96

Passed the 25th day of November 19 96.

Jack Barron
MAYOR

Danny ...
CITY CLERK



SUBJECT PROPERTY

NORTH BAY BY-LAW 123

FROM "M^Sp.12" TO "M^CSp. 39"

PARCEL 2133 W.B.F.

This is Schedule " C "
To By-law No. 123-96
Passed the 25th day of November
19 96 .

 Jack Burns
MAYOR
 Denny King
CITY CLERK

SCHEDULE TO "INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 39
(MC Sp. 39)"

