

# **The Corporation of the City of North Bay**

## **By-Law No. 2014-96**

### **A By-Law To Amend Zoning By-Law No. 28-80 To Rezone Certain lands on Fisher Street from “Highway Commercial (C6)” and “Residential Multiple First Density (RM1)” Zones to a “General Commercial Outer Core Special No. 84 (C2 Sp. 84)” Zone**

#### **(Herbertco Projects Ltd. – Fisher Street)**

**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 the zone designation shown on Schedule “B-51” 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 September 22, 2014 to approve this rezoning.

**Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:**

- 1) Schedule “B-51” 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 195, Plan 10, Widdifield, Except Part 5 on Plan 36R-12233, Part Lot 194 Plan 10, Widdifield as in NB101336, PIN No. 49166-0284 in the City of North Bay), shown as hatched on Schedule A attached hereto from “Highway Commercial (C6)” and “Residential Multiple First Density (RM1)” zones to a “General Commercial Outer Core Special No. 84 (C2 Sp.84)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “General Commercial Outer Core Special No. 84 (C2 Sp.84)” 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 Section 11.2.84:

- "11.2.84 "General Commercial Outer Core Special No. 84 (C2 Sp.84)"
- 11.2.84.1 The property description of this "General Commercial Outer Core Special No. 84 (C2 Sp.84)" is Lot 195, Plan 10, Widdifield, Except Part 5 on Plan 36R-12233, Part Lot 194 Plan 10, Widdifield as in NB101336, PIN No. 49166-0284 along Fisher Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-51".
- 11.2.84.2 The regulations for this "General Commercial Outer Core Special No. 84 (C2 Sp.84)" are as follows:
- i) Minimum Southerly Side Yard Setback is 0.6 metres
  - ii) Minimum Westerly Side Yard Setback is 0.26 metres
  - iii) Minimum Rear Yard Setback is 4.9 metres
  - iv) Loading spaces shall be permitted in a side yard adjacent to a Residential zone
  - v) A landscaped strip of land not less than 3 metres in width along lot lines adjacent to Residential zones or arterial roads shall not be required.
  - vi) Employee parking shall be permitted in the front yard
- 11.2.84.3 The use of land or building in this "General Commercial Outer Core Special No. 84 (C2 Sp.84)" 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. 84 (C2 Sp.84)" as shown on Schedule "B" to this By-law.
- 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 6 of O. Reg. 545/06 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 22<sup>nd</sup> Day of September 2014.**

**Read a Second Time in Open Council the 22<sup>nd</sup> Day of September 2014.**

**Read a Third Time in Open Council and Passed this 6<sup>th</sup> Day of October 2014.**

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**Mayor Allan McDonald**

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**City Clerk Catherine Conrad**

## Schedule A

This is Schedule "A"

To By-law No. 2014-96

Passed the 6<sup>th</sup> day of October 2014


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Mayor Allan McDonald

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City Clerk Catherine Conrad



 Zoning By-law Amendment  
From: "Highway Commercial (C6)" and "Residential Multiple First Density (RM1)"  
To: "General Commercial Outer Core Special No. 84 (C2 Sp. 84)"

## Schedule B

This is Schedule "B"

To By-law No. 2014-96

Passed the 6<sup>th</sup> day of October 2014


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Mayor Allan McDonald

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City Clerk Catherine Conrad



 Zoning By-law Amendment  
From: "Highway Commercial (C6)" and "Residential  
Multiple First Density (RM1)"  
To: "General Commercial Outer Core Special No. 84  
(C2 Sp. 84)"



# Schedule C

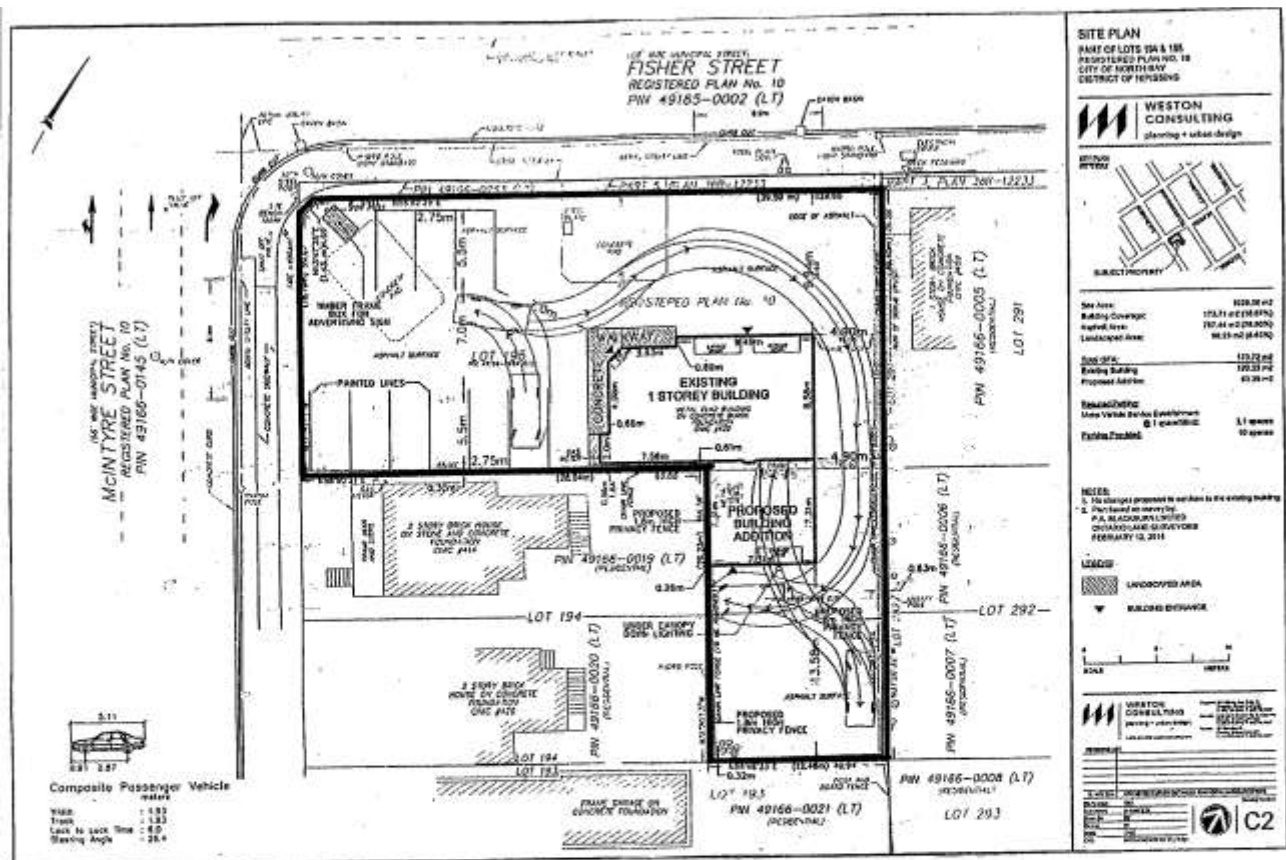
This is Schedule "C"

To By-law No. 2014-96

Passed the 6<sup>th</sup> day of October 2014

Mayor Allan McDonald

City Clerk Catherine Conrad



**Zoning By-law Amendment**  
From: "Highway Commercial (C6)" and "Residential Multiple First Density (RM1)"  
To: "General Commercial Outer Core Special No. 84 (C2 Sp. 84)"