

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 172-95

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON MAIN STREET
WEST FROM A 'LIGHT INDUSTRIAL TWO (M2)'
ZONE TO A 'LIGHT INDUSTRIAL THREE SPECIAL
ZONE NO. 37 (M3 SP.37)'
(HANSMAN/ALOUETTE BUS LINES -
1735 AND 1735A MAIN STREET WEST)**

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 Schedules "B-40" and "B-41" 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) Schedules "B-40" and "B-41" of By-law No. 28-80 are amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Lots 83-85, 90-94, 98-100 and part Lots 81, 82, 95-97, 112-115, Plan M-36 and that part of the old Main Street, designated as Parts 1, 2 4, and 5, Plan 36R-2791) along Main Street West in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto from a "Light Industrial Two (M2)" zone to a "Light Industrial Three Special Zone No. 37 (M3 Sp.37)".

2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4.37:

"11.4.37 "Light Industrial Three Special Zone No. 37 (M3 Sp.37)

11.4.37.1 The property description of this "Light Industrial Three Special Zone No. 37 (M3 Sp.37)" is Lots 83-85, 90-94, 98-100, and part Lots 81, 82, 95-97, 112-115, Plan M-36 and that part of the old Main Street, designated as Parts 1, 2, 4, and 5, Plan 36R-2791 along Main Street West in the City of North Bay as shown on the attached Schedules and Schedules "B-40" and "B-41".

11.4.37.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Light Industrial Three Special Zone No. 37 (M3 Sp.37)" except for the following uses:

- Those uses permitted in a "Light Industrial Two (M2)" zone requiring outdoor storage.
- The use of land, building or structure designed for the purpose of manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and the storage of building and construction equipment and materials where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority. This does not include forest product industries, metal fabricating, refineries, mills, foundries, chemical plants or similar heavy industries. It also does not include a mine, pit, quarry or oil wells.
- Bulk sales establishments;
- heavy equipment sales and service;
- heavy equipment storage;
- transportation and communications and utility yards and terminals;
- warehouse and storage uses;
- administrative offices associated with and integral with the main use;
- one (1) apartment unit within the main building for an essential workman or caretaker.

11.4.37.2(b) The regulations for this "Light Industrial Three Special Zone No. 37 (M3 Sp. 37)" are as follows:

- i) The setback from the front lot line shall be a minimum of thirteen and five-tenths (13.5) metres;

ii) the easterly side yard setback shall be a minimum of seven and zero-tenths (7.0) metres.

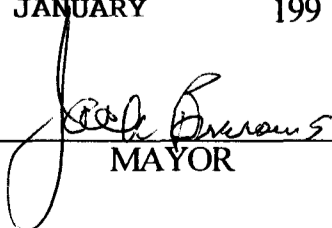
11.4.37.3 The use of land or building in this "Light Industrial Three Special Zone No. 37 (M3 Sp.37)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Light Industrial Three Special Zone No. 37 (M3 Sp.37)" 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 Regulation 920, R.R.O. 1990.
- 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 11TH DAY OF DECEMBER
199 5.

READ A SECOND TIME IN OPEN COUNCIL THE 22ND DAY OF JANUARY
199 6.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 22ND DAY
OF JANUARY 199 6.


MAYOR


CITY CLERK

2344
PT 7

MC sp.24

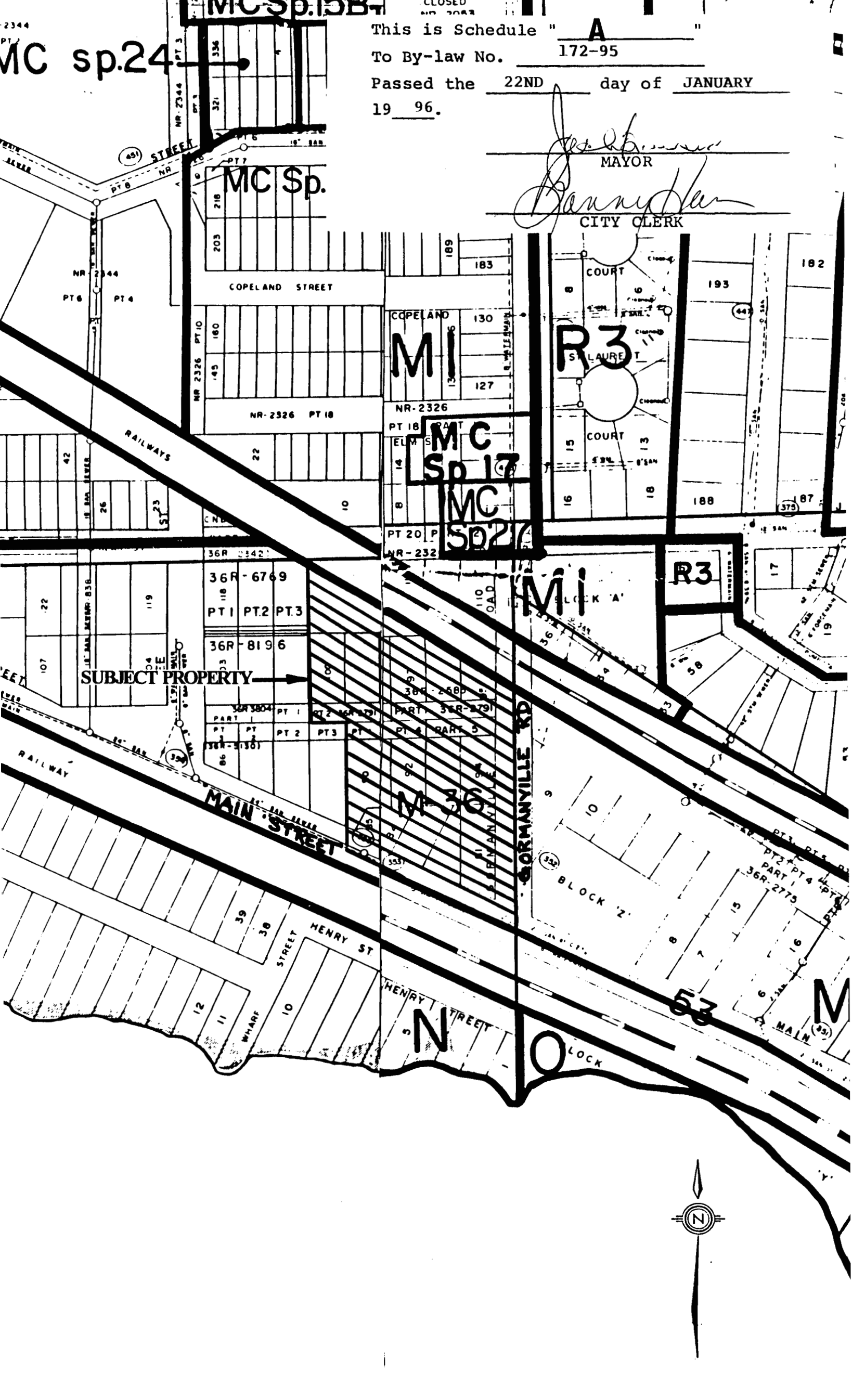
MC Sp. 15B

This is Schedule " A "

To By-law No. 172-95

Passed the 22ND day of JANUARY
19 96.

[Signature]
MAYOR
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CITY CLERK



MC Sp.

MI

R3

MC Sp 17

MC Sp 21

R3

MI

N 30

SUBJECT PROPERTY

MAIN STREET

GORMANYVILLE RD

HENRY ST

HENRY STREET

N


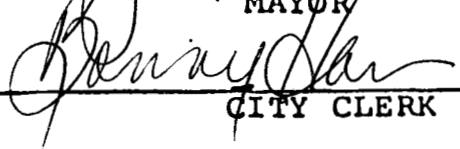
NO BLOCK



This is Schedule " C "

To By-law No. 172-95

Passed the 22ND day of JANUARY
1996.


MAYOR

CITY CLERK

SCHEDULE TO "LIGHT INDUSTRIAL THREE SPECIAL ZONE NO. 37 (M3 SP.37)"

