

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-138

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON FRONT STREET
FROM A "RESIDENTIAL THIRD DENSITY (R3)" ZONE
TO A "GENERAL COMMERCIAL OUTER CORE SPECIAL ZONE NO. 79 (C2 Sp. 79)"**

(NIPISSING-PARRY SOUND CATHOLIC DISTRICT SCHOOL BOARD – 1140 FRONT 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-43" of By-law Number 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on July 4th, 2011 to approve this rezoning.

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

- 1) Schedule "B-43" of By-law Number 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (more particularly known as Plan M-28, Lots 361 to 363, Lots 452 to 454, Parts Lots 364 & 451, Part Lane in the former Township of Widdifield - 1140 Front Street in the City of North Bay) from a "Residential Third Density (R3)" zone to a "General Commercial Outer Core Special Zone No. 79 (C2 Sp. 79)".
- 2) Section 11 of the By-law Number 28-80 is amended by inserting at the end thereof the following Section 11.3.79:
 - "11.3.79 General Commercial Outer Core Special Zone No. 79 (C2 Sp. 79)
 - 11.3.79.1 The property description of this General Commercial Outer Core Special Zone No. 79 (C2 Sp. 79) is Plan M-28, Lots 361 to 363, Lots 452 to 454, Parts Lots 364 & 451, Part Lane in the former Township of Widdifield - 1140 Front Street in the City of North Bay, as shown on the attached Schedule "A" and on Schedule "B-43".
 - 11.3.79.2 The regulations for this General Commercial Outer Core Special Zone No. 79 (C2 Sp. 79) are as follows:
 - i) The permitted uses shall be limited to the following:
 - animal hospitals;
 - apartment dwellings;
 - automobile sales, service and leasing establishments;
 - boarding and rooming houses;
 - broadcast studios or newsrooms;

- business offices;
- converted dwellings;
- data processing firms;
- day nursery;
- double duplex dwellings;
- duplex dwellings;
- dwelling groups;
- farmer's market;
- financial institutions;
- funeral homes;
- group home type 2;
- homes for the aged;
- local retail stores;
- maisonette dwellings;
- multiple dwellings;
- nursing homes;
- personal service establishments;
- pet day care facility;
- professional offices;
- public and private parks;
- public and private parking areas;
- retirement homes/residences;
- retail stores;
- townhouse dwellings;
- semi-detached dwellings;
- single detached dwellings;
- service establishments that are not obnoxious;
- triplex dwellings;
- wholesale uses; and
- institutional uses such as:
 - places of worship;
 - public hospitals or private hospitals; and
 - private schools.

11.3.79.3 The use of land or building in this General Commercial Outer Core Special Zone No. 79 (C2 Sp. 79) shall conform to all other regulations of this By-law except as hereby expressly varied.”

- 3) Section 11 of By-law Number 28-80 is further amended by inserting "General Commercial Outer Core Special Zone No. 79 (C2 Sp. 79)" as shown on Schedule "B" to this By-law.
- 4) Pursuant to Section 41 of the Planning Act, R.S.O, 1990 as amended, those lands shown as hatched on Schedule "B" attached hereto are hereby designated a Site Plan Control Area.
- 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 Reg. 254/06, 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 4TH DAY OF JULY, 2011.

READ A SECOND TIME IN OPEN COUNCIL THE 4TH DAY OF JULY, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 2ND DAY OF AUGUST, 2011.

"original signature on file"

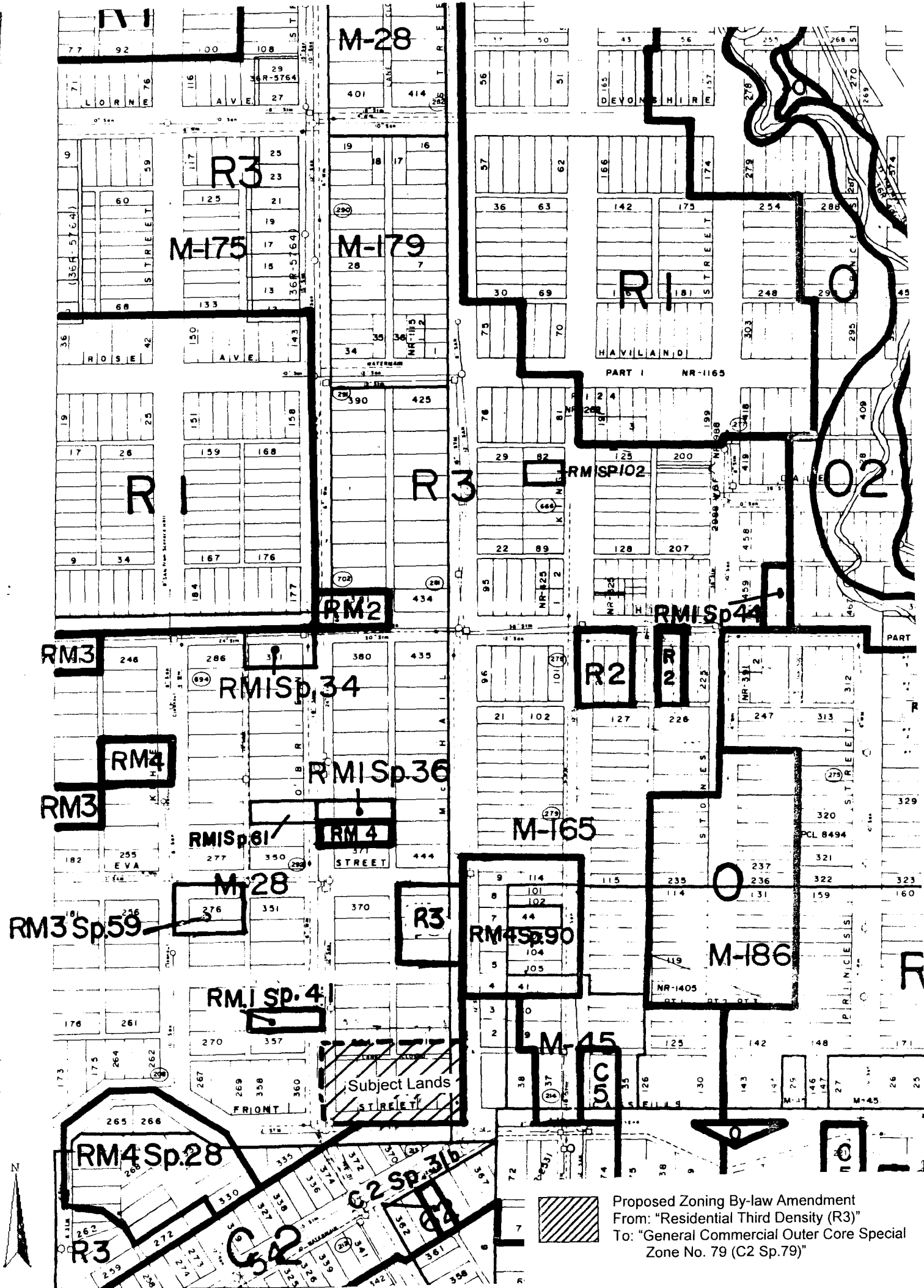
MAYOR ALLAN MCDONALD

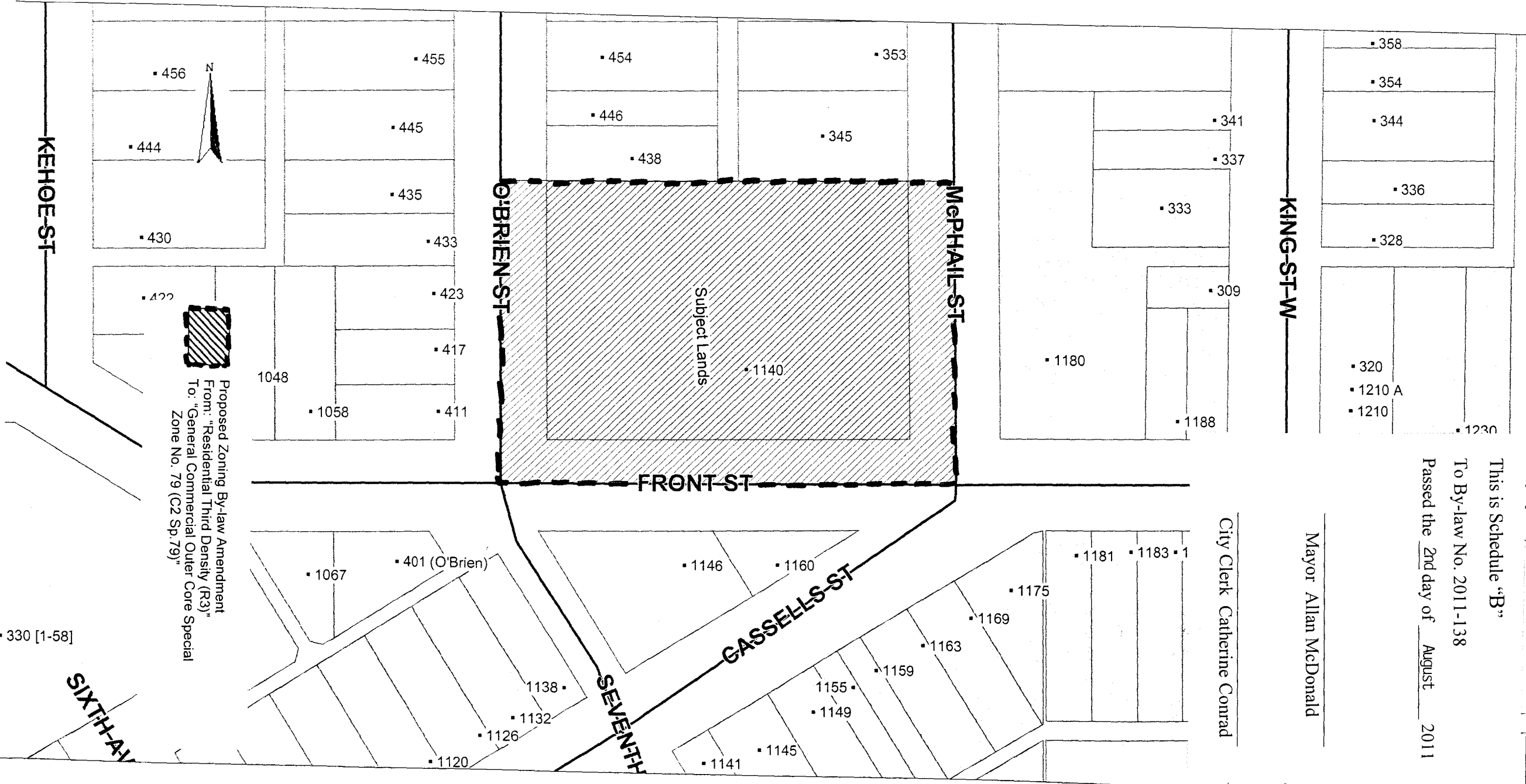
"original signature on file"

CITY CLERK CATHERINE CONRAD

Mayor Allan McDonald

City Clerk Catherine Conrad





Proposed Zoning By-law Amendment
 From: "Residential Third Density (R3)"
 To: "General Commercial Outer Core Special
 Zone No. 79 (C2 Sp. 79)"



This is Schedule "B"
 To By-law No. 2011-138
 Passed the 2nd day of August 2011

Mayor Allan McDonald

City Clerk Catherine Conrad

KEHOE ST

O'BRIEN ST

McPHAIL ST

KING ST W

FRONT ST

CASSELLS ST

SEVENTH ST

SIXTH AVE

330 [1-58]

Mayor Allan McDonald

City Clerk Catherine Conrad

O'BRIEN

STREET

REGISTERED PLAN M-28
PIN 49156 - 0379 (LT)

