

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 25-86

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS AT ALGONQUIN AVENUE FROM "DISTRICT COMMERCIAL (C.4)" TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 21 (C.4 SP.21)" (METZ FURNITURE)

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-32" 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-32" 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 Parcel 5822 W&F along Algonquin Avenue in the City of North Bay, shown as hatched on Schedule "B" attached hereto), from a "District Commercial (C.4)" Zone to a "District Commercial Special Zone No. 21 (C.4 SP.21)" Zone.
2. Section 11 of By-Law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.21:
"11.3.21 "District Commercial Special Zone No. 21 (C.4 SP.21)"
 - 11.3.21.1 The property description of this "District Commercial Special Zone No. 21 (C.4 SP.21)" is:
Parcel 5822 W&F along Algonquin Avenue in the City of North Bay as shown on the attached Schedule and Schedule "B-32".
 - 11.3.21.2 (a) No person shall use land or erect or construct any building or structure in this "District Commercial Special Zone No. 21 (C.4 SP.21)" Zone except for the following uses:

Automobile Service Station or Gas Bar
Banks
Business Offices
Financial Institutions
Food Stores
Local Retail Stores
Public and Private Parking Areas
Places of Entertainment
Hotels, Motels
Professional Offices
Restaurants and Taverns
Retail Stores
Service Establishments that are not Obnoxious
Dwelling units connected to and forming an
integral part of the commercial building,
provided that access to the dwelling units
is separate from the access to the
commercial portion of the building;
Clubs and Fraternal Organizations.

- (b) The regulations for this "District Commercial Special Zone No. 21 (C.4 SP.21)" Zone are as follows:
- (i) Maximum lot coverage shall be fifty (50) percent;
 - (ii) The setback from the front lot line shall be thirteen and nine-tenths (13.9) metres;
 - (iii) The setback from the southerly side lot line shall be a minimum of six (6) metres;
 - (iv) The setback from the northerly side lot line shall be a minimum of one and one-tenth (1.1) metres;
 - (v) The setback from the rear yard lot line shall be a minimum of ten and five-tenths (10.5) metres;
 - (vi) The minimum number of parking spaces for the Residential portion of the building shall be fifteen (15);
 - (vii) The minimum number of parking spaces for the Commercial portion of the building shall be eight (8).

11.3.21.3 The use of land or buildings in this "District Commercial Special Zone No. 21 (C.4 SP.21)" 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 District Commercial Special Zone No. 21 (C.4 SP.21)" 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 Regulations 404/83 not later than 15 days after the day this By-Law is passed.
(b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within thirty-five (35) days from the passing of this By-Law, 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 thirty-five (35) days from the passing of this By-Law setting out 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 3RD DAY OF FEBRUARY 1986
READ A SECOND TIME IN OPEN COUNCIL THE 3RD DAY OF MARCH 1986
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 3RD DAY OF
MARCH 1986.


MAYOR


CITY CLERK

This is Schedule " A "

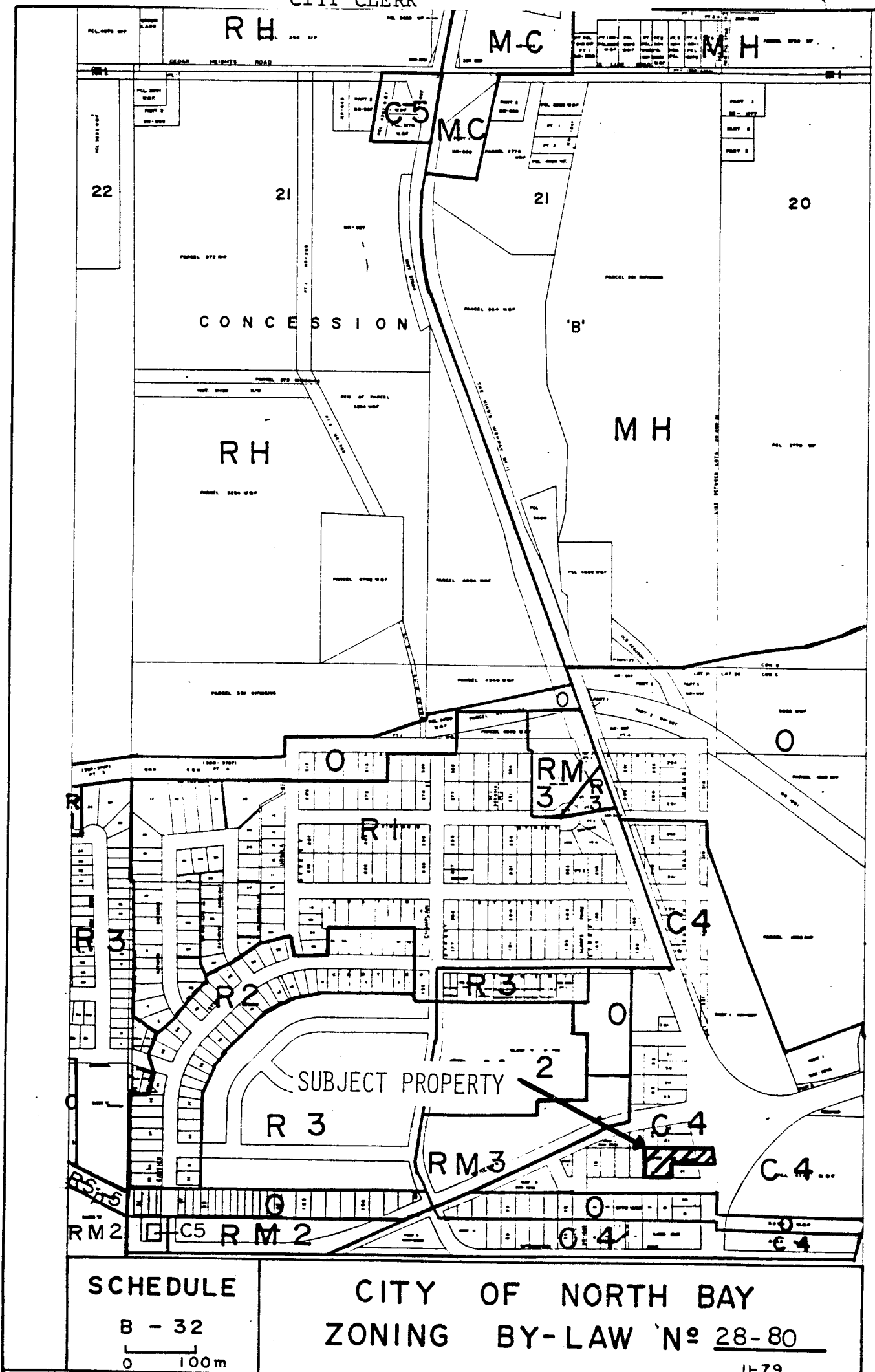
To By-law No. 25-86

Passed the 3rd day of March

19 86

Stan D. Lewis
MAYOR

A. B. B. B.
CITY CLERK



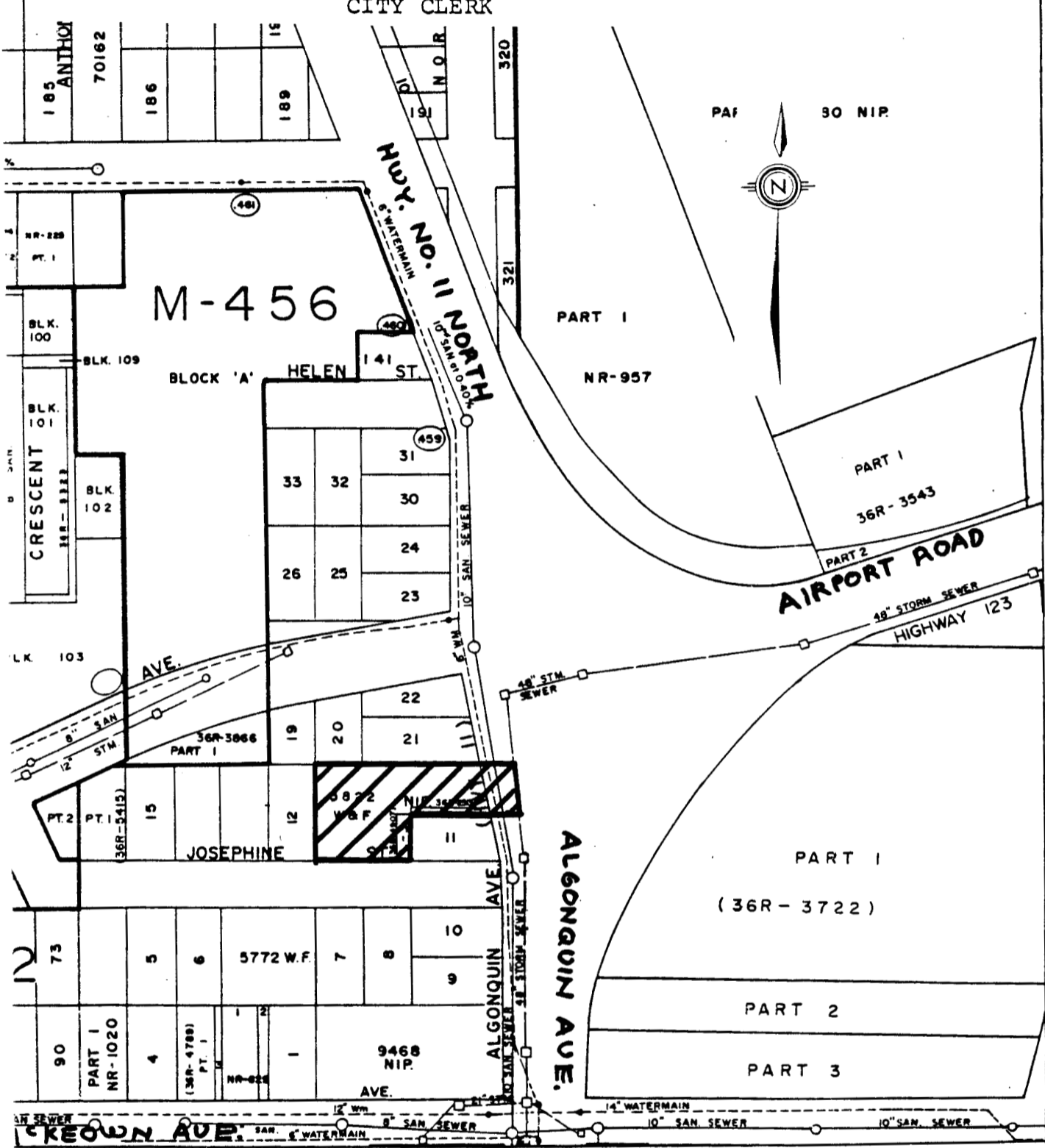
This is Schedule " B "

To By-law No. 25-86

Passed the 3rd day of March 19 86.

Stan D. Lawler
MAYOR

A.B. Burton
CITY CLERK



FROM "DISTRICT COMMERCIAL (C.4)" ZONE TO "DISTRICT COMMERCIAL SPECIAL ZONE NO. 21(C.4SP.21)"

This is Schedule " C "

To By-law No. 25-86

Passed the 3rd day of March, 19 86 .

Stan D. Lawler
MAYOR

[Signature]
CITY CLERK

SCHEDULE TO "DISTRICT COMMERCIAL SPECIAL ZONE NO.21(C.4SP.21)"

