

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2003-17

A BY-LAW TO AMEND BY-LAW NO. 2s-SO TO
IMPLEMENT CHANGES TO THE POLICIES AND REGULATIONS
(COMPREHENSIVE ZONING BY-LAW REVIEW)

WHEREAS a comprehensive review of Zoning By-law No. 2s-SO recommended changes to the text and schedules of the 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 the Council has deemed it desirable to amend the text and zone designations of By-law No. 2s-SO as indicated herein, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

AND WHEREAS Council passed a resolution on February 24, 2003 to approve this amendment to Zoning By-law No. 2s-SO.

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

- 1) The Schedules to Zoning By-law No. 2s-SO are amended as follows:
 - i) Schedule "B-82" is amended by changing the zoning designation of the lands shown as hatched on Schedule "1" attached hereto from the "Flood and Erosion (0.2)" zone to the "Rural (A)" zone.
 - ii) Schedule "B-83" is amended by changing the zoning designation of the lands shown as hatched on Schedule "2" attached hereto from the "Flood and Erosion (0.2)" zone to the "Rural (A)" zone.
 - iii) Schedule "B-83" is amended by changing the zoning designation of the lands shown as hatched on Schedule "3" attached hereto from the "Flood and Erosion (0.2)" zone to the "Rural (A)" zone.
 - iv) Schedule "C-6" is amended by changing the zoning designation of the property shown as hatched on Schedule "4" attached hereto from a "Rural (A)" zone to a "Residential First Density (R1)" zone.
- 2) Section 2 - Definitions of Zoning By-law No. 2s-SO is amended as follows:
 - i) Subsection 2.3 is amended by adding "COMMERCIAL" in front of "AGRICULTURAL USE" and by removing the word "slaughter" in the third line, removing the words "or processing of animals" in the third line, and removing "or agricultural produce" from the end of the subsection.
 - ii) Subsection 2.13 is amended by replacing "or" in the fourth line with "and" and removing the words "or both" from the fourth line.
 - iii) Section 2 is amended by adding the following new definition:

BODY SHOP means a building or structure used for the painting or repairing of the exterior and/or undercarriage of motor vehicle bodies and in conjunction with which there may be a towing service and motor vehicle rentals for the convenience of the customer while the vehicle is being repaired.
 - iv) Subsection 2.24 is amended by changing the definition of a "CABIN" to read "CABIN, TOURIST".

v) Subsection 2.52.9 is amended by removing the word "Family" from "Single Family Detached".

vi) Subsection 2.52.4 is amended by bolding the word "Duplex" and making it all capital letters.

vii) Section 2 is amended by adding the following new definition:

FARMER'S MARKET means the use of lands, buildings or structures or part thereof, by farmers and other vendors, for the purpose of selling agricultural, horticultural food products and crafts to the general public and activities associated with the above uses.

viii) Section 2 is amended by adding the following new definition:

FOOD STORES means a building or part thereof wherein food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and may include facilities for parcel pick-up.

ix) Subsection 2.78 is amended by deleting the existing definition of "Group Home" and replacing it with the following new definitions:

2.75 **GROUP HOME TYPE 1** means a single housekeeping unit in which up to eight (8) residents (excluding the staff or receiving family) live as a Family under responsible supervision consistent with the requirements of its residents, and the group home is licensed or approved under Provincial Statute under the jurisdiction of the Ontario Ministry of Community and Social Services. No supervision or treatment shall be provided to any person who is not a resident in the home.

2.78.1 **GROUP HOME TYPE 2** means a residence maintained and operated primarily for persons who have been placed on probation under the provisions of the *Children's Probation Act*, the *Criminal Code*(Canada), the *Young Offender Act* (Canada), or any Act passed to replace the foregoing Acts, or persons who have been released on parole under the provisions of the *Ministry of Correctional Services Act* or *Parole Act* (Canada), or any Act that has been passed to replace the foregoing Acts, or persons who have been charged under the *Young Offenders Act* (Canada) but who has been placed in open or secure custody. A Group Home Type 2 may include a Group Home Type 1 and/or a supervised residence.

x) Section 2 is amended by adding the following new definition:

HOBBY FARM means a parcel of land which includes the principal residence and barns, sheds, pens and similar accessory buildings which are used for the sole purpose of the persons residing at the residence and are not used for commercial purposes.

xi) Subsection 2.81 is amended by adding "by a member of the family residing on the premises on a full-time basis" after "the dwelling unit" in the third line.

xii) Section 2 is amended by adding the following new definition:

HOME FOR THE AGED means a home for the aged established and maintained under the *Homes for the Aged and Rest Homes Act*, as amended, or a rest home established and maintained under the *Homes for the Aged and Rest Homes Act*, as amended.

- xiii) Subsection 2.54 is amended by deleting the subsection in its entirety.
- siv) Subsection 2.87 is amended by adding "excluding Group Home Type 1 and Group Home Type 2" to the end of the definition.
- xv) Subsection 2.92.4(ii) is amended by replacing the word "line" with "lot" in the eighth line.
- svi) Subsection 2.110 is amended by replacing the existing definition of Nursing Home with the following:

NURSING HOME means a building in which rooms or lodging are provided for hire or pay, and where meals, personal care, nursing services and medical care and treatment are provided or made available pursuant to *The Nursing Homes Act* and amendments thereto.

- xvii) Subsection 2.134 is amended by deleting "and other customary....." at the end of the subsection and replacing it with "such as swimming pools, instructional dance studios, archery, squash or tennis courts, gymnasiums, weight lifting and exercise rooms and facilities used for recreational or athletic pastimes or similar uses".
- xviii) Section 2 is amended by adding the following new definition:

REPAIR GARAGE means a building or structure where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of an exhaust system, repair of the electrical system, transmission, brakes, radiator, tire repair and installation, rust proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use in conjunction with which there may be a towing service, a motor vehicle service station, and motor vehicle rentals for the convenience of the customer while the vehicle is being repaired.

- xix) Section 2 is amended by adding in the following new definition:

RESTAURANT means an establishment which is primarily engaged in the preparation and sale of food and beverages which are consumed on its premises by the public at tables or counters either inside or outside the building thereon, and as an accessory use thereto may be engaged in providing the public with the take out service of food and beverages for off-site consumption, and may or may not be licensed for the sale of alcoholic beverages.

- xx) Section 2 is amended to include the following new definition:

RESTAURANT, UNLICENSED means an establishment which is primarily engaged in the preparation and sale of food and non-alcoholic beverages which are consumed on the premises by the public at tables or counters, either inside or outside the building thereon, and as an accessory use thereto may be engaged in providing the public with the take out service of food and non-alcoholic beverages for off-site consumption. The sale of wine, beer, spirits, or any other similar beverage containing alcohol will be strictly prohibited in or on the premises.

- ssi) Section 2 is amended to include the following new definition:

RETIREMENT HOME/RESIDENCE means a building designed for residents thereof in which lodging is supplied with meals, homecare, nursing, medical, or similar care and treatment, if required.

- xxii) Subsection 2.148 is amended by removing the line "side walls not less than one and two-tenths (1.2) metres in height".

ssiii) Section 2 is amended to include the following new definition:

SUPERVISED RESIDENCE means a Group Home Type 1 or Group Home Type 2 with more than eight (8) residents, excluding staff or receiving family.

ssiv) Section 2 is amended by renumbering the section as required to ensure that all subsections are in the correct order.

3) Section 3 - General Provisions of Zoning By-law No. 2s-SO is amended as follows:

i) Subsection 3.2 is amended by adding "or, in the instance of a vacant land condominium, shall front on and have access to the Condominium Corporation's road which shall have street access to an opened public road or highway which is presently being maintained by the Municipality or the Province of Ontario" to the end of the subsection after the words "Province of Ontario".

ii) Subsection 3.3 is amended by adding the words "and Industry Canada" after the words "regulated by the CRTC" in the last line.

iii) Subsection 3.3 is amended by adding the following new subsection:

3.3.7 No radio, television or other similar telecommunication towers shall be erected prior to public consultation being carried out by the proponent to the satisfaction of the Manager, Planning Services.

iv) Subsection 3.4 is exchanged with 3.10.

v) Subsection 3.7 is amended by adding words "and the Rural (A) zone" after "residential zone" in the second line.

vi) Subsection 3.10 is amended by adding the word "telecommunication" after "television" in the third line. Subsection 3.10 is amended further by adding "barns" after the word "skylights" in the fourth line.

vii) Subsection 3.15 is amended by deleting the subsection and moving it to section 3.26 and is further amended by adding "side or" before "rear yard" in the second line, replacing "the" in the third line with "any" and removing the sentence "and no attached private garage with doors facing the flankage street shall be located closer than 4.5 metres to the street line."

viii) Subsection 3.17 is amended by:

Deleting the existing 3.17.1 and replacing it with the following:

3.17.1 Sills, Belt Courses, Cornices, Eaves or Canopies, Gutters, Chimneys or Pilasters	Any Yard	1 metre
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and adding the following new clause at the end thereof:

3.17.7 Freestanding Air Conditioning Units	Front, Rear and Exterior Side Yards Only	1.2 metres
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is) Subsection 3.18 is amended by adding the following new section:

3.18.1 For semi-detached and row house dwellings, where abutting dwellings are constructing a continuous open roofed porch or deck, the interior side yard setback shall be zero.

3.18.2 For semi-detached and row house dwellings, the construction of an open roofed porch or deck shall have an interior side yard setback of not less than 61 centimetres.

- x) Subsection 3.22 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

3.22 No tourist trailer shall be used for living, sleeping or eating accommodation within the city unless it is located in an authorized seasonal tent and trailer park established and operated in conformity with the City of North Bay Seasonal Tent and Trailer Park By-law No. 126-76, as amended, and any successor thereto.

- xi) Subsection 3.26.3 is amended by adding "In the rear yard, it shall" at the beginning of the subsection and by replacing "to any lot line" with "to the rear and/or side lot lines" in the second line.

- xii) Subsection 3.26 is amended by adding the following new subsection after subsection 3.26.7:

3.26.S Where a rear lot line abuts Lakeshore Drive, an accessory building may be located not less than six (6) metres from the rear lot line.

- xiii) Subsection 3.26.9.1 is amended by adding the following phrase "greater than 1 metre" after the word "antenna" in the second line.

- xiv) Subsection 3.26.9.2 is amended by adding the following phrase "greater than 1 metre" after the word "antenna" in the second line.

- xv) Subsection 3.36 is amended by deleting all of the hyphens in "home based business" throughout the entirety of the subsection.

- xvi) Subsection 3.26.10 is amended by rewriting the subsection to read:

Where a private swimming pool is constructed as an accessory use to any principal residential or commercial use, no part of it including decking shall be located closer than one and two-tenths (1.2) metres to any rear or side lot line and the swimming pool will not be located closer than one and five-tenths (1.5) metres from the main building and shall be properly fenced in conformity to the City of North Bay Private Swimming Pool Fence By-law.

- xvii) Subsection 3.26 is amended by adding the following new subsection:

3.26.14 Windmills or such structures shall be permitted in the Rural (A) zone providing that the structure complies with the following provisions:

a) That the maximum height, from the ground to the top of the structure, is 45 metres.

b) That the front, side and rear yard setbacks shall be no less than the height of the structure, measured from the established grade to the highest part of the structure, including the propeller/blade.

- xviii) Subsection 3.26.11(c) is amended by deleting the word "on" in the second line and replacing it with the phrase "in the front yard of".

- xix) Subsection 3.27(b) is amended by deleting the reference to Section 45, By-law No. 165-SO.

xx) Section 3.27(b) is amended by adding the following new subsection:

3.27(b)ii)	Retirement home/residence	One (1) space for each four (4) dwelling units or part thereof
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xxi) Section 3.27.3(b) is amended by adding the following new subsection:

3.27.3(b)i)	Retirement home/residence	One (1) space for each four (4) dwelling units or part thereof
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xxii) Subsection 3.27(e) is amended by deleting the word "sanitarium" and replacing it with "and correctional facilities".

sxii) Subsection 3.27(h) is amended by adding the words "and museums" after the word "libraries".

xxiv) Subsection 3.27(k) is amended by changing the word "two (2)" in the second line to "three (3)".

xxv) Subsection 3.27 is amended by adding the following new subsection:

3.27(x)	<u>Type of Building</u>	<u>Minimum Parking Required</u>
	Any commercial use, other than a car wash establishment that includes a drive through function.	The entrance for the drive through function must provide for the progressive movement of cars and shall be sufficient to accommodate stacking for not less than ten (10) cars on said lot and that the drive through function does not inhibit the use of the necessary required parking spaces.

sxvi) Subsection 3.29.9 is amended by deleting the subsection in its entirety and replacing it with the following subsection:

3.29.9 Each automobile parking space shall have a:

- a) minimum length of six (6) metres, and for parallel parking, six and seven-tenths (6.7) metres, and
- b) minimum width of three (3) metres, and for parallel parking, three (3) metres.

sxvii) Subsection 3.29.9 is amended by adding the following new subsection:

3.29.9.1 Notwithstanding Section 3.29.9, a maximum of forty (40) percent of the required parking spaces for a particular use may be designated to accommodate compact or subcompact cars and shall have a:

- a) minimum length of four and eight-tenths (4.5) metres, and for parallel parking, five and five-tenths (5.5) metres, and
- b) minimum width of two and six-tenths (2.6) metres, and for parallel parking, two and six-tenths (2.6) metres.

xxviii) Subsection 3.36.1 is amended by adding the words "on a full-time basis" to the last line of the subsection.

xsix) Subsection 3.36.9 is amended by adding the following new subsection after existing subsection 3.36.8 as follows:

3.36.9 In any urban zone, a home based business shall only be pennitted within the main building.

xxx) Section 3 is amended by re-numbering the sction as required to ensurc that all subsections arc in the correct order.

4) Section 5 - Rcsidential Zones of Zoning By-law No. 25-50 is amended as follows:

i) Subsection 5.1.3 is amended by delcting the first paragraph of the subsection in its cntircty and replacing it with the following new subsection:

5.1.3 Where two (2) lots abut one another with one lot having a frontage of at least fifteen (15) mctrcs on a public strcet and the other lot extending from the rear lot line of the first lot to the shore of Lake Nipissing, a single detached dwelling may be crcted on each lot provided that:

ii) Subsection 5.1.3.1 is amended by dclcting the word "easement" in the first line and replacing it with the phrase "right of way".

iii) Subsection 5.1.3.2 is amended by dclcting the word "easement" in the sixth line and replacing it with the phrase "right of way".

iv) Subsection 5.1.6 is amended by removing the words "on any lot" in the third line and adding the phrase "or side yard" after the words "private garage" in the fourth line.

v) Subsection 5.1.6.1 is amended by dclcting the phrase "not greater than" and replacing it with the phrase "less than 907 kg (1 ton)".

vi) Subsection 5.1.7.4 is amcnded by adding "motor homes" before "travel trailers" in the first line.

vii) Subscction 5.1.12.2.4 is amended by dclcting the minimum areas from subsections (i) to (iv) inclusive and replacing them with 25, 32, 41 and 50 sq. m. rcspectively.

viii) Subscction 5.2.1 is amcnded by inserting the words "Type 1" after Group Home in the tenth row of the table. Section 5.2.1 is further amcnded by allowing semi-detached dwelling units and duplex dwelling units in RM1 zones and duplex dwelling units, semi-detached dwelling units, triplex dwellings and double duplex dwellings in RM2 zones.

is) Subscction 5.2.2 is nmcnded by adding the words "Type 1" after group home in rows 12 and 16 of the table, by changing the requirements for R5 Semi-detached in the 9th row of the table to read as follows:

Zone	Permitted Use	Min. Lot Area of Dwelling Unit in sq. m.	Min. Lot Frontage in Metres	Min. Floor Area per Dwelling Unit in sq. m.	Min. Lot Coverage
R5	Semi-detached Dwelling	278 371.6 (corner lot)	9 per DU 12 (corner lot) per DU	1 St. & Split Level 79 1-1/2 St. 102 102	35%

and by adding the rollowing rows to the table in this subsection:

Zone	Permitted Use	Min. Lot Area of Dwelling Unit in sq. m.	Min. Lot Frontage in Metres	Min. Floor Area per Dwelling Unit in sq. m.	Min. Lot Coverage
RM1	Duplex Dwelling	279	IS	79	35%
RM1	Semi-detached Dwelling	278 371.6 (corner lot)	9 per DU 12 (corner lot) per DU	1 St. & Split Level 79 1-1/2 St. 102 2 St. 102	35%
RM2	Duplex Dwelling	279	IS	79	35%
RM2	Semi-detached Dwelling	278	9 per DU 12 (corner lot) per DU	1 St. & Split Level 79 1-1/2 St. 102 2 St. 102	35%
RM2	Double Duplex	232.2	22.8	Bachelor 25 1 Bedroom 32 2 Bedroom 41 3 Bedroom 50	35%
RM2	Triplex	232.2	19.8	Bachelor 25 1 Bedroom 31 1 Bedroom 41 3 Bedroom 50	35%

- x) Subsection 5.2.3.3 is amended by deleting the subsection in its entirety.
 - xi) Subsection 5.2.3.5 is amended by adding "an attached" before "garage" in the second line.
 - xii) Subsection 5.2.3.8(b) is amended by deleting the words "but one side yard must have a minimum width of six (6) metres" starting in the sixth line.
 - xiii) Subsection 5.2.3.8(e) is amended by replacing the existing subsection with the following:
 - 5.2.3.8(e) No two adjacent buildings on the same lot shall be built closer than 2.4 metres to each other for a one-storey plus an additional 61 centimetres for each additional storey or part thereof.
 - xiv) Subsection 5.3.2 is amended by deleting the minimum floor areas per dwelling unit for all four apartment types in the RM3, RM4, RM5 and RM6 zones and replacing them with 25, 32, 41, 50 and 59 sq m respectively.
 - xv) Section 5 is amended by re-numbering the section as required to ensure that all subsections are in the correct order.
- 5) Section 6 - Commercial Zones of Zoning By-law No. 2s-SO is amended as follows:
- i) Subsection 6.1.1.2 is amended by deleting "one and five-tenths (1.5) metres" and replacing it with "three (3) metres".
 - ii) Subsection 6.1.2.3 is amended by deleting "one and five-tenths" and replacing it with "three (3) metres".
 - iii) Subsection 6.1 is amended by inserting a new subsection 6.1.2 and 6.1.3 as follows:
 - 6.1.2 In any Commercial zone which fronts a collector or arterial road a strip of land not less than three (1.5) metres in width shall be adequately landscaped where it abuts the collector or arterial road.
 - 6.1.3 No outside storage shall be permitted in the front yard or any yard abutting a street or laneway.

- iv) Subsection 6.1.3.1s deleted.
 - v) Subsection 6.1.3.10i2 deleted.
 - vi) Subsection 6.2.1.1 is amended by adding "Garden Centre" to the list of permitted uses and by replacing "day-care facilities" with "day nursery".
 - vii) Subsection 6.2.1.1s amended by adding the following permitted uses: apartment dwellings; converted dwellings; dwelling groups; homes for the aged; maisonette dwellings; multiple dwellings, nursing homes, and retirement homes/residences.
 - viii) Subsection 6.2.1.2s deleted in its entirety and replaced with the following new subsection 6.2.1.2s follows:

6.2.1.2 No dwelling units shall be permitted on the ground floor within buildings fronting on Main Street between Wyld Street and Algonquin Avenue.
 - ix) Subsection 6.2.1.3 is amended by adding "Private Schools" to the list of permitted uses.
 - x) Subsection 6.3.1.1is amended by deleting the words "day-care facility" and replacing them with "day nursery".
 - xi) Subsection 6.3.1.1s amended by adding the following permitted uses: apartment dwellings; converted dwellings; double duplex dwellings; duplex dwellings; dwelling groups; homes for the aged; maisonette dwellings; multiple dwellings; nursing homes; retirement homes/residences; row house dwellings; semi-detached dwellings; single detached dwellings, and triplex dwellings.
 - xii) Subsection 6.3.1.2 is deleted.
 - xiii) Subsection 6.3.1.3s amended by adding "Private Schools" to the list of permitted use.
 - xiv) Subsection 6.4.1is amended by adding the words "Day Nursery" to the list of permitted uses.
 - xv) Subsection 6.5.1.1is amended by adding "Group Home Type 1" and "Group Home Type 2" and replacing "day-care facilities" with "Day Nursery".
 - svi) Subsection 6.6.1.1is amended by deleting "Gas Bars" from and adding "laundromat" to the list of permitted uses as well as replacing "Day-care Facilities" with "Day Nursery".
 - svii) Subsection 6.7.1is amended by adding "Day Nursery", "Garden Centre" and "Transportation Terminal" to the list of permitted uses.
 - sviii) Subsection 6.8.1.1is amended by deleting the word "cottages" after "housekeeping" and replacing it with the word "cabin".
 - xix) Section 6 is amended by re-numbering the section as required to ensure that all subsections are in the correct order.
- 6) Section 7 - Industrial Zones of Zoning By-law No. 2s-S0 is amended as follows:
- i) Subsection 7.1.3(a) is amended by deleting "one and five-tenths (1.5) metres" in the second line and replacing it with "three (3) metres".

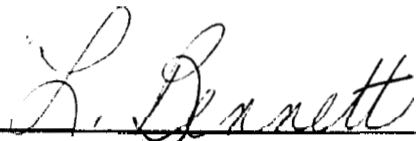
- ii) Subsection 7.2.1.1 is amended by adding "and recreational facilities" to the last line.
 - iii) Subsection 7.2.1.2 is amended by deleting the words "day-care facility" and replacing them with "day nursery".
 - iv) Subsection 7.3.1.3 is amended by deleting the words "day-care facility" and replacing them with "day nursery".
 - v) Subsection 7.4.1.3 is amended by adding "Builder Supply Yard" and "Garden Centre" to the list of permitted uses.
 - vi) Subsection 7.4.1.4 is amended by deleting the words "day-care facility" and replacing them with "Day Nursery".
 - vii) Subsection 7.5.1.2 is amended by deleting the words "day-care facility" and replacing them with "Day Nursery".
 - viii) Subsection 7.6.1.1 is amended by adding "Day Nursery" and "Garden Centre" to the list of permitted uses.
 - ix) Subsection 7.7.1.1 is amended by adding "Day Nursery", "Garden Centre", "Recreational Facilities" and "Trade Shows" to the list of permitted uses.
 - x) Subsection 7.9.1.3 is amended by replacing the words "Day-care Facility" with the words "Day Nursery".
- 7) Section 9 - Institutional Zones of Zoning By-law No. 2s-SO is amended by deleting "Group Homes" from the list of permitted uses and replacing it with "Group Home Type 1" and "Group Home Type 2".
- 8) Section 10 - Rural Zones of Zoning By-law No. 28-SO is amended as follows:
- i) Subsection 10.1.1 is amended by adding "commercial agricultural uses" and by adding "accessory" before "home based businesses" in the second last line.
 - ii) Subsection 10.1.2 is amended by removing "Agricultural", "Forestry", "Kennels" and "Riding Stables" from the table of permitted uses and adding "I-lobby Farm" to the table of permitted uses.
 - iii) Subsection 10.1.3 is amended by adding "commercial agriculture" after "the following" in the first line and by replacing "restricted" with "permitted" in the first line and by removing "unless such use is incidental to a principal agriculture use" after "zone" in the second line. Section 10.1.3 is further amended by adding "commercial forestry operations" to the list of uses.
 - iv) Subsection 10.1 is amended by switching the placement of Subsection 10.1.2 and Subsection 10.1.3.
 - v) Section 10 is amended by adding the following new subsection after subsection 10.1.3:
 - 10.1.4 No building or structure, other than an accessory use, shall be located less than thirty (30) metres from the high water mark of a water course or water body.
 - vi) Subsection 10.1 is amended by inserting a new subsection after 10.1.4 as follows:

- 10.1.5 No commercial agriculture uses shall commence where the principal agriculture use is a commercial poultry, fowl, game, fur or hatchery operation adjacent to Trout Lake or an inflowing stream to Trout Lake.
- vii) Subsection 10.1.6 is amended by deleting the subsection in its entirety.
 - viii) Subsection 10.2.1 is amended by adding "accessory" before "Home Based Businesses" and changing the capitals in "Home Based Businesses" to small letters.
 - ix) Subsection 10.2.4 is hereby deleted.
 - x) Subsection 10.2.5 is amended by deleting all of the lines after the word "closer" in the third line and replacing it with the words "than three (3) metres to a side lot line".
 - xi) Subsection 10.3.1 is amended by replacing "I-Iomc Occupations" with "accessory home based businesses" in the last line.
 - xii) Subsection 10.3.5 is amended by deleting all of the lines after the word "closer" in the third line and replacing them with the words "than three (3) metres to a side lot line".
 - xiii) Subsection 10.4.1 is amended by replacing "I-Iomc Occupations" with "accessory home based businesses".
 - xiv) Subsection 10.4.2(2) is amended by deleting the words "seventy-six (76)" and replacing them with the word "sixty (60)".
 - xv) Subsection 10.6.1 is amended by adding the word "Tourist" before the word "Cabin" in the third line.
 - xvi) Subsection 10.8.1 is amended by deleting "Group Homes" from the list of permitted uses and replacing it with "Group Home Type 1" and "Group Home Type 2" and deleting the word "sanitarium".
 - xvii) Section 10 is amended by re-numbering the section as required to ensure that all subsections are in the correct order.
- 9) Section 11 - Special Zones of Zoning By-law No. 28-SO is amended as follows:
- i) Subsection 11.3.63.2 b) is amended by deleting the words "not less than seven and six-tenths (7.6) metres" and replacing it with "nil".
 - ii) Subsection 11.4.3.2 is amended by adding "recycling centre", "scrap yards" and "waste transfer station" to the list of permitted uses.
 - iii) Subsection 11.6.1.2 a) is amended by adding "Conference and Trade Show Facilities" to the list of permitted uses.
 - iv) Subsection 11.6.2.2 a) is amended by adding "Conference and Trade Show Facilities" to the list of permitted uses and by deleting the word "sanitarium".

READ A FIRST TIME IN OPEN COUNCIL THE 24TH DAY OF FEBRUARY
2003.

READ A SECOND TIME IN OPEN COUNCIL THE 10TH DAY OF MARCH
2003.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 10TH DAY
OF MARCH 2003.


DEPUTY MAYOR


DEPUTY CITY CLERK

This is Schedule "1"

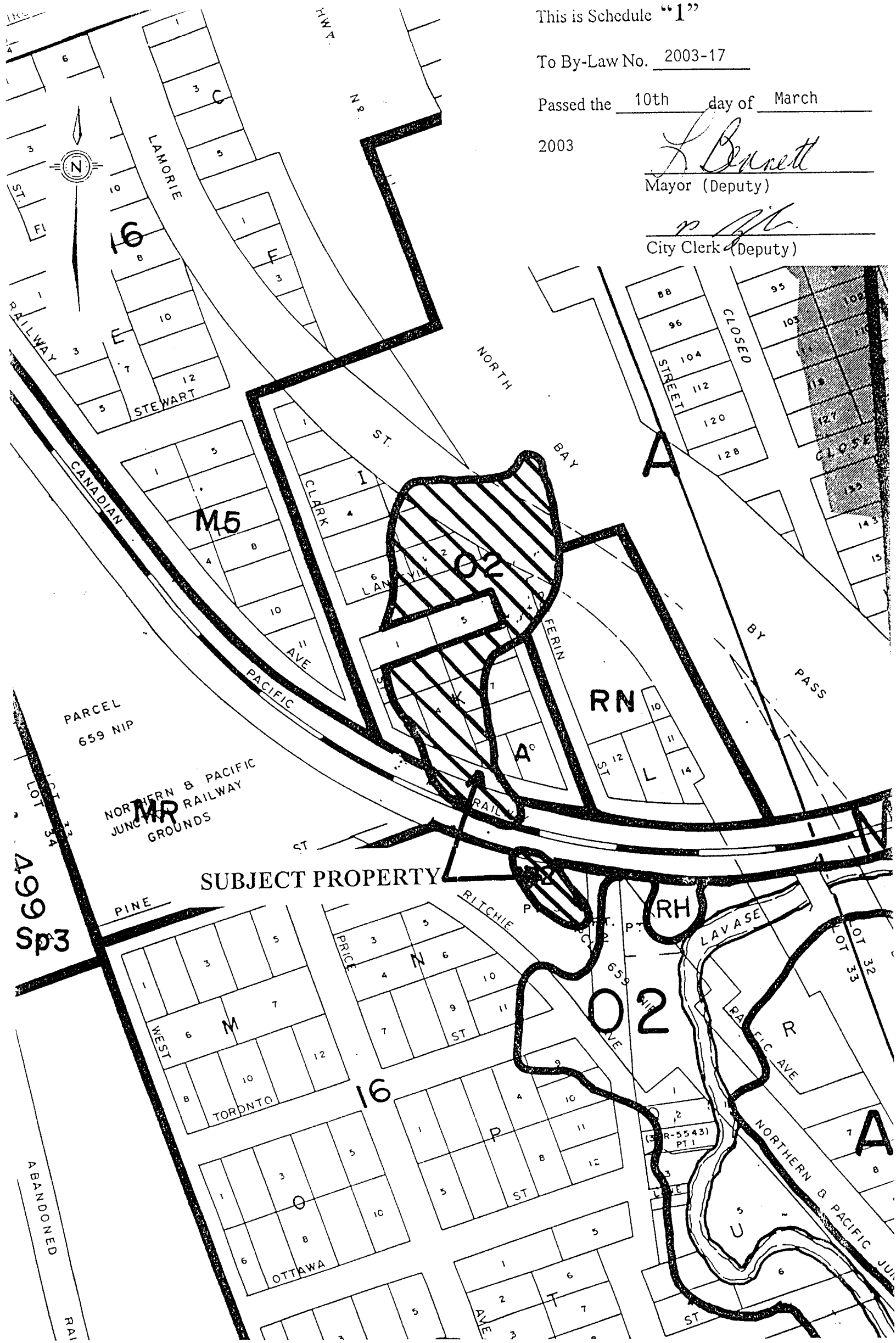
To By-Law No. 2003-17

Passed the 10th day of March

2003

L. Bennett
Mayor (Deputy)

P. M.
City Clerk (Deputy)



From "Floodplain and Erosion (0.2)"
To "Rural (A)"

This is Schedule "2"

To By-Law No. 2003-17

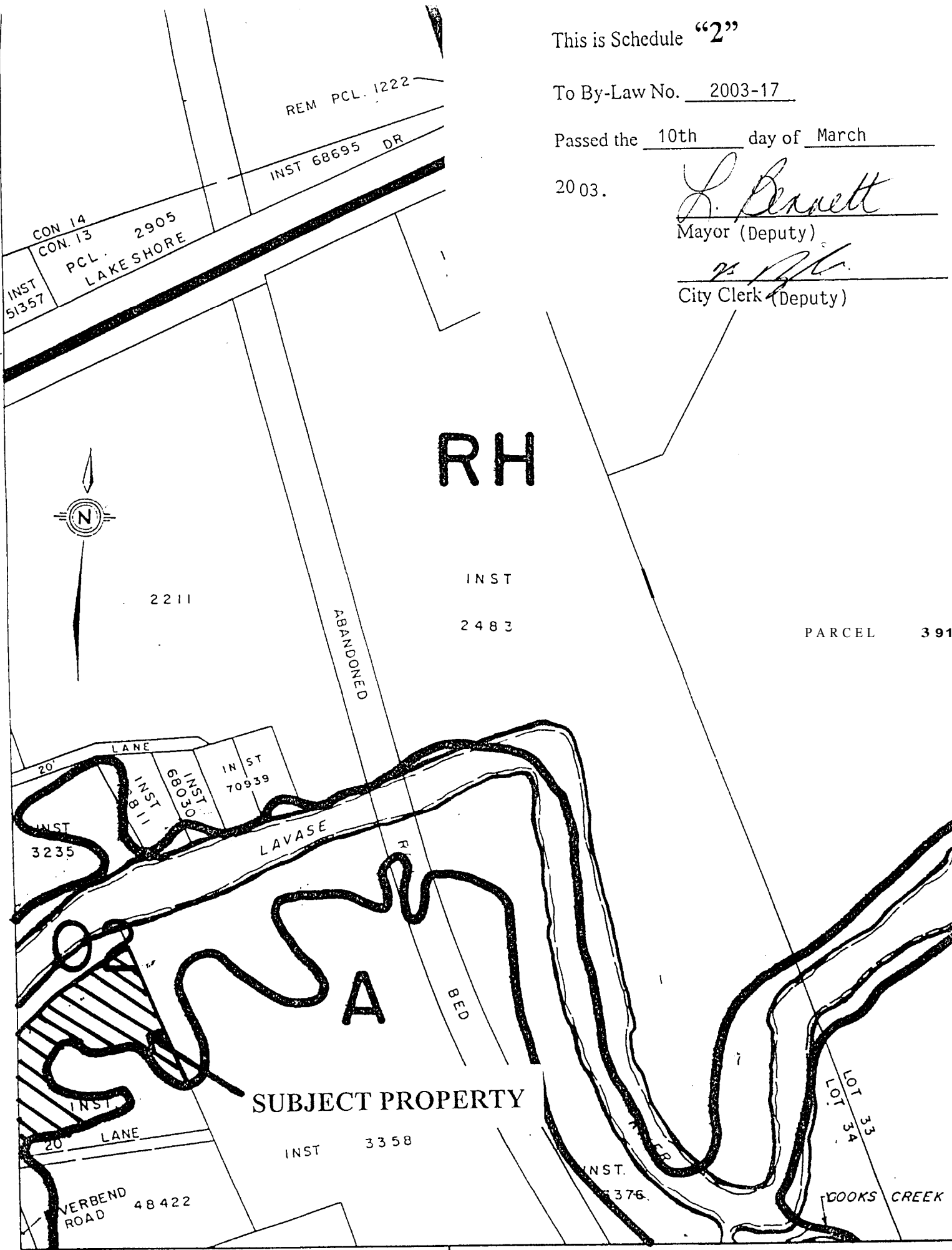
Passed the 10th day of March

20 03.

L. Bennett

Mayor (Deputy)

[Signature]
City Clerk (Deputy)



RH

INST
2483

PARCEL 391

LAVASE

A

SUBJECT PROPERTY

INST 3358

VERBEND ROAD 48422

INST. 376

DROOKS CREEK

LOT 33
LOT 34

SCHEDULE

B - 83

CITY

ZONING



From "Floodplain and Erosion (0.2)"
To "Rural (A)"

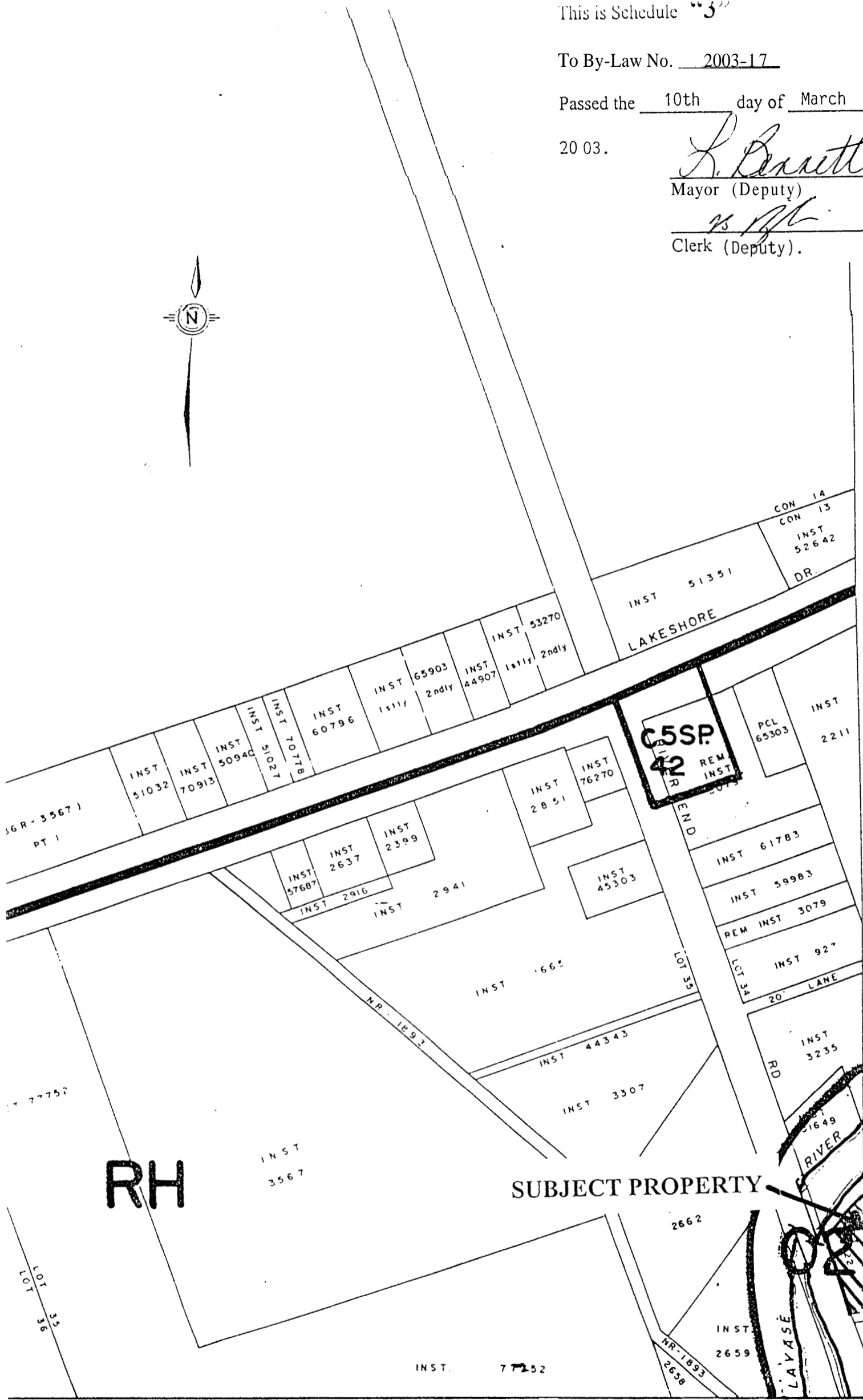
This is Schedule "3"

To By-Law No. 2003-17

Passed the 10th day of March 2003.

L. Bennett
Mayor (Deputy)

W. [Signature]
Clerk (Deputy).



From "Floodplain and Erosion (0.2)"
To "Rural (A)"

This is Schedule "4"

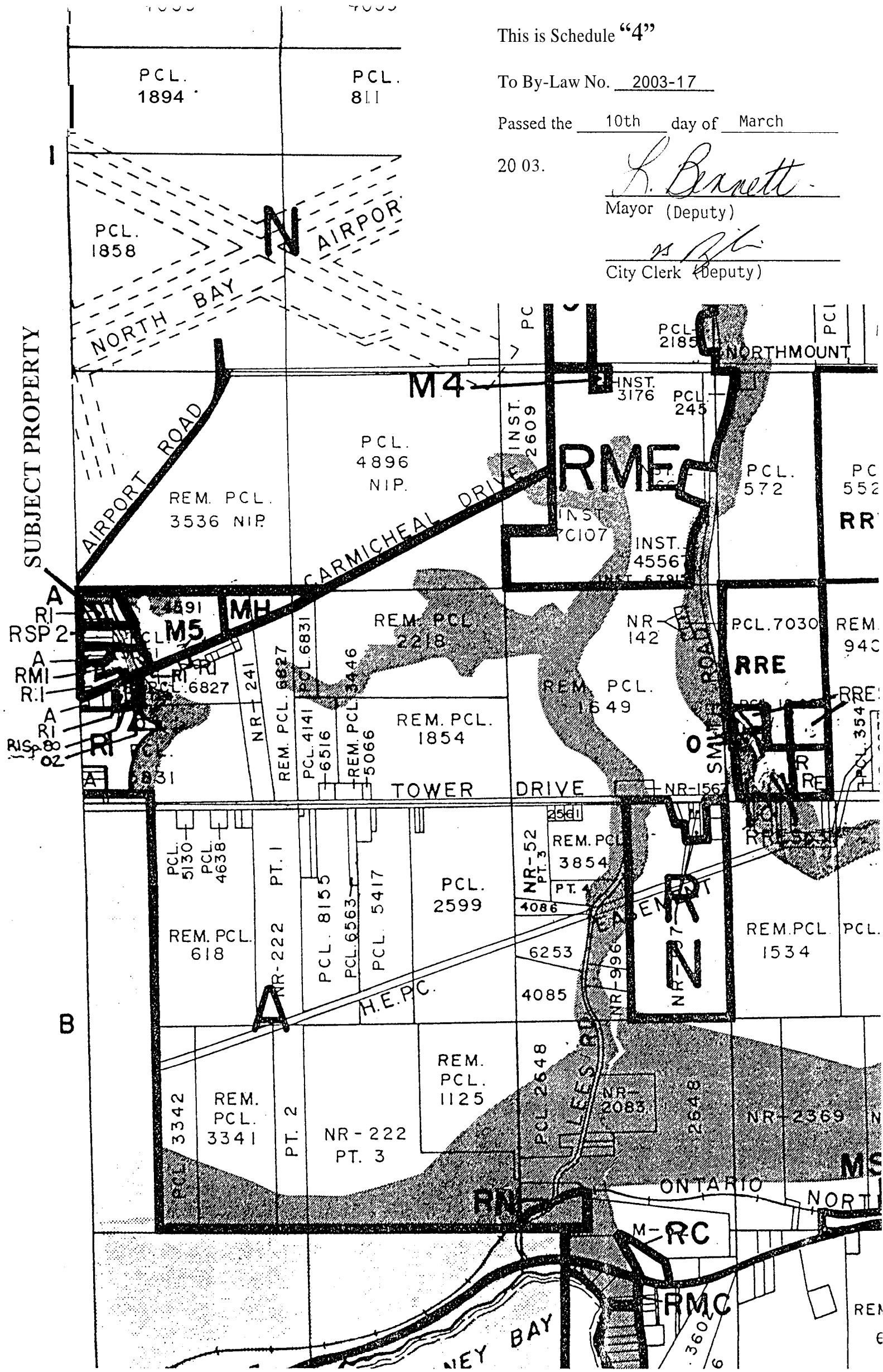
To By-Law No. 2003-17

Passed the 10th day of March

20 03.

K. Bennett
Mayor (Deputy)

[Signature]
City Clerk (Deputy)



SUBJECT PROPERTY

PCL. 1894

PCL. 811

PCL. 1858

AIRPORT ROAD

PCL. 4896
NIP.

REM. PCL. 3536 NIP

M4

INST. 2609

PCL. 2185

NORTHMOUNT

INST. 3176

PCL. 245

CARMICHEAL DRIVE

RME

PCL. 572

PC 552

RR

REM. PCL. 2218

NR 142

PCL. 7030

REM. 940

RRE

M5

PCL. 6827

REM. PCL. 1549

REM. PCL. 1854

NR-241
REM. PCL. 6827
PCL. 4141
PCL. 6831

REM. PCL. 3446
PCL. 6516
PCL. 5066

TOWER DRIVE

SMITH ROAD

NR-1567

PCL. 5130
PCL. 4638

PT. 1
NR-222

PCL. 8155

PCL. 6563

PCL. 5417

PCL. 2599

NR-52
PT. 3

REM. PCL. 3854

PT. 4

NR-1577

REM. PCL. 1534

REM. PCL. 618

H.E.P.C.

6253

4085

PCL. 3342
REM. PCL. 3341

PT. 2

NR-222
PT. 3

REM. PCL. 1125

PCL. 2648

NR-2083

2648

NR-2369

ONTARIO

M-RC

RMC

NEY BAY

36026



From "Rural (A)"
To "Residential First Density (R1)"