

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 144-98**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON MAIN STREET  
WEST FROM A "RESIDENTIAL MULTIPLE  
FIRST DENSITY (RM 1)" ZONE TO A "GENERAL  
COMMERCIAL OUTER CORE SPECIAL ZONE NO.  
55 (C2 SP.55)"  
(J. SINICROPE/1283416 ONTARIO LIMITED -  
495 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 Schedule "B-50" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

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

- 1) Schedule "B-50" 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 the north one-half of Lot 4, Plan No. 13) along Main Street West in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential Multiple First Density (RM1)" zone to a "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.55:

"11.3.55 "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)"

11.3.55.1 The property description of this "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)" is the north one-half of Lot 4, Plan No. 13 along Main Street West in the City of North Bay as shown on the attached Schedules and Schedule "B-50".

11.3.55.2(a) No person shall use land, or use, erect, or construct any building or structure in this "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)" except for the following uses:

  - animal hospitals;
  - automobile sales, service and leasing establishments;
  - automobile service stations and gas bars;

- banks;
- broadcast studios or newsrooms;
- business offices;
- bus stations;
- clubs;
- day-care facilities;
- farmers market;
- financial institutions;
- flea market;
- food stores;
- funeral homes;
- group homes;
- hotels, motels;
- local retail stores;
- personal services establishments;
- places of entertainment;
- professional offices;
- public and private parking areas;
- recreational vehicle sales, service and leasing;
- repair garage (body shop);
- restaurants and taverns;
- retail stores;
- service establishments that are not obnoxious;
- wholesale uses;
- 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, and no dwelling units shall be permitted on the ground floor;
- institutional uses;
- places of worship;
- public or private hospitals.

11.3.55.2(b) The regulations for this "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)" are as follows:

- i) the minimum northerly side yard setback shall be nil.

11.3.55.3 The use of land or building in this "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)" 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 General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)" 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 Section 4 of O. Reg. 199/96.
- 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

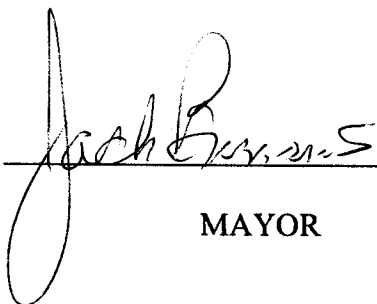
required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

- 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.

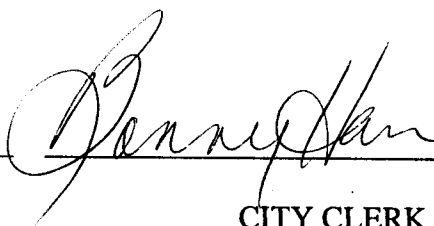
READ A FIRST TIME IN OPEN COUNCIL THE 9th DAY OF November  
199 8.

READ A SECOND TIME IN OPEN COUNCIL THE 11th DAY OF January  
199 9.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 11th DAY  
OF January 199 9.



MAYOR



CITY CLERK

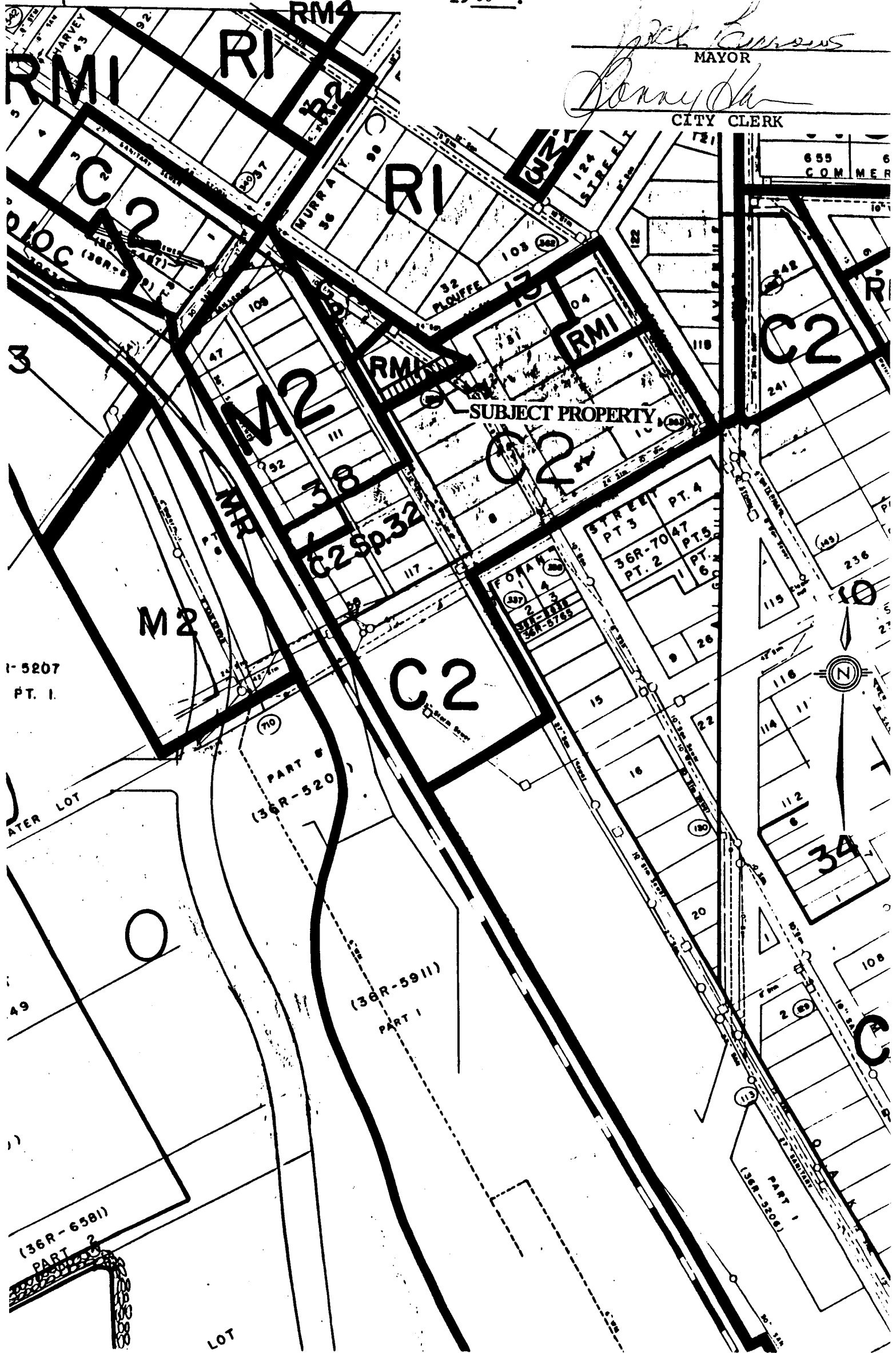
This is Schedule " A "

To By-law No. 144-98

Passed the 11th day of January  
19 99 .

*Jack Emmons*  
MAYOR

*Dorothy*  
CITY CLERK



1-5207  
PT. I.

ATER LOT

PART 6  
(36R-520)

(36R-591)  
PART I

(36R-658)  
PART 2

LOT

SUBJECT PROPERTY

655  
COMMER

C2

C2

3A

C

(36R-320)  
PART 1



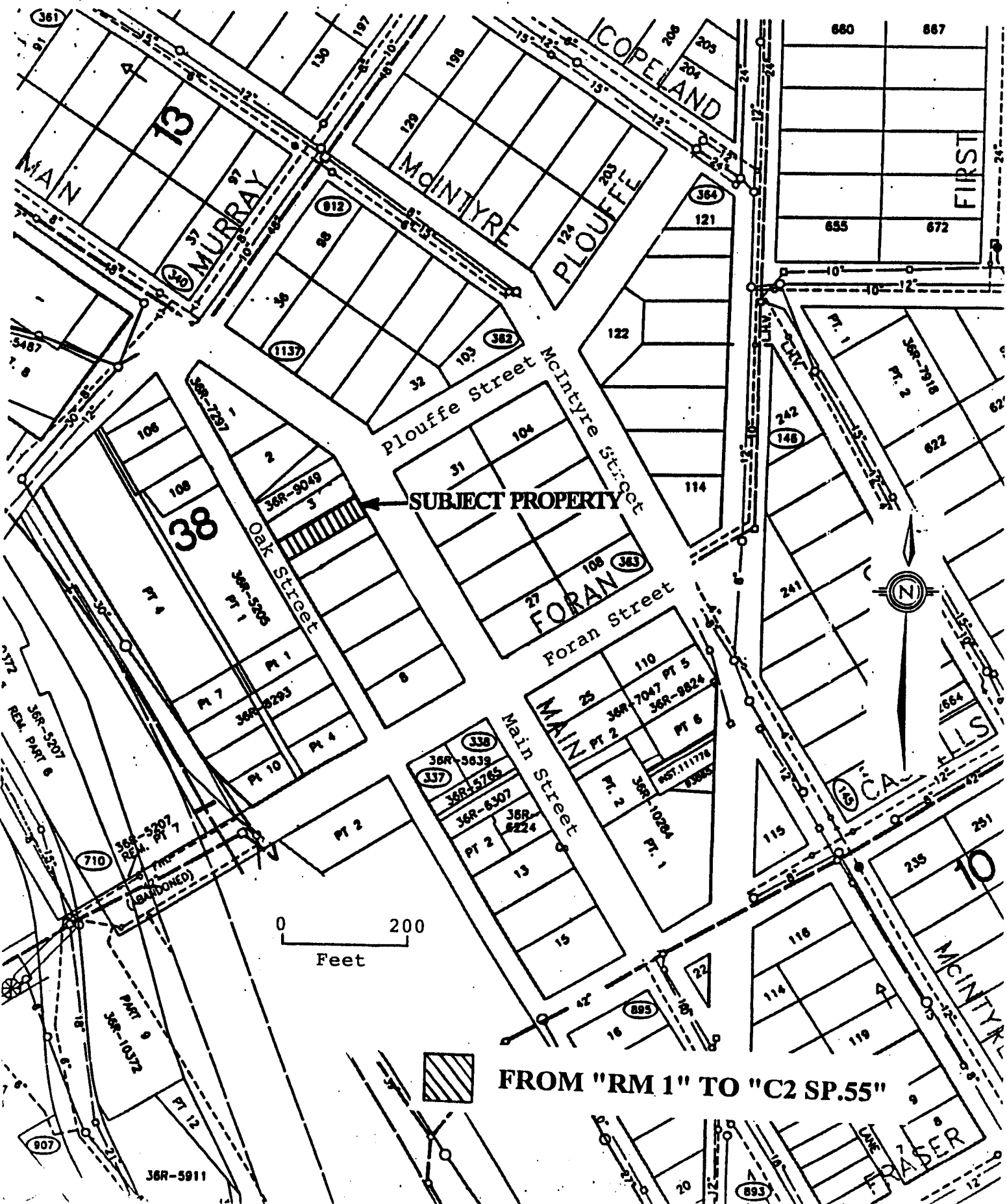
This is Schedule " B "

To By-law No. 144-98

Passed the 11th day of January  
19 99.

*Jack Brown*  
MAYOR

*Ann [unclear]*  
CITY CLERK



This is Schedule " C "

To By-law No. 144-98

Passed the 11th day of January  
1999.

*[Signature]*  
MAYOR  
*[Signature]*  
CITY CLERK

Schedule to "General Commercial Outer Core Special Zone No. 55 (C2 Sp.55)"

