

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-154

A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON GREENWOOD AVENUE FROM "RESIDENTIAL FIRST DENSITY (R1)" AND "RESIDENTIAL THIRD DENSITY (R3)" ZONES TO A "NEIGHBOURHOOD COMMERCIAL SPECIAL NO. 82 (C5 SP. 82)" ZONE

(Greenwood Avenue Baptist Church – 312 Greenwood Avenue)

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 zoning designation shown on Schedule "B-42" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on July 29, 2013 to approve this rezoning.

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

- 1) Schedule "B-42" 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 Lots 263-269, Plan No. 86, PIN No. 49159-0053 (LT), North Bay, District of Nipissing) along Greenwood Avenue in the City of North Bay from "Residential First Density (R1)" and "Residential Third Density (R3)" zones to a "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.82:

"11.2.82 "Neighbourhood Commercial Special No. 82 (C5 Sp.82)"
11.2.82.1 The property description of this "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" is Lots 263-269, Plan No. 86, PIN No. 49159-0053 (LT), along Greenwood Avenue in the City of North Bay as shown on the attached Schedules and on Schedule "B-42".

11.2.82.2 The regulations for this "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" are as follows:

- i) minimum front yard setback shall be 7.47 metres;
- ii) minimum parking required shall be 25 parking spaces.

11.2.82.3 The use of land or building in this "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

4) Section 11 of By-law No. 28-80 is further amended by inserting "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" as shown on Schedule "B" to this By-law.

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 6 of O.Reg. 545/06 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 29TH DAY OF JULY 2013.

READ A SECOND TIME IN OPEN COUNCIL THE 29TH DAY OF JULY 2013.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 12TH DAY OF AUGUST 2013.

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MAYOR, ALLAN MCDONALD

CITY CLERK, CATHERINE CONRAD

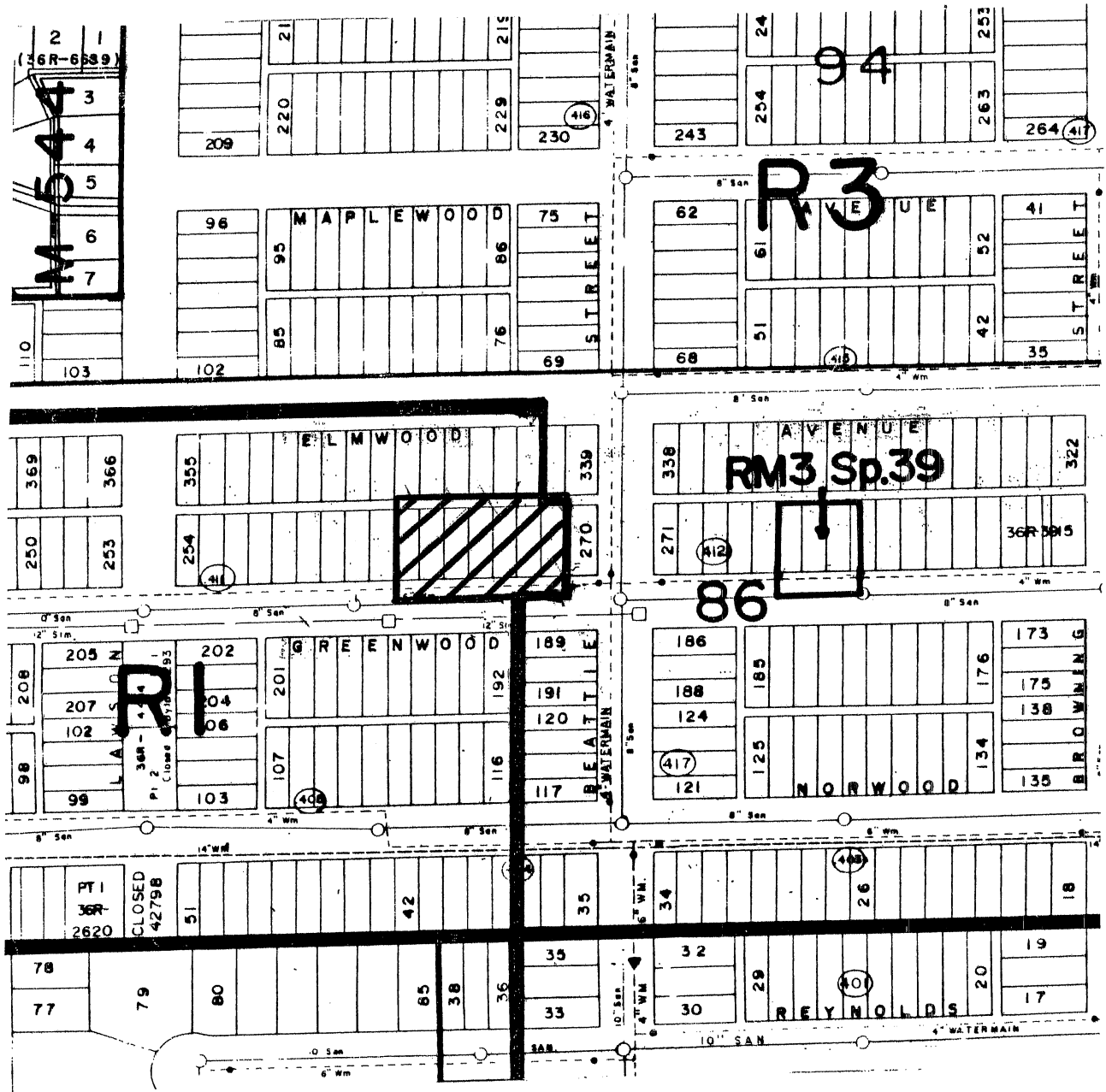
This is Schedule "A"


To By-law No. 2013-154

Passed the 12th day of AUGUST 2013

Mayor Allan McDonald

City Clerk Catherine Conrad

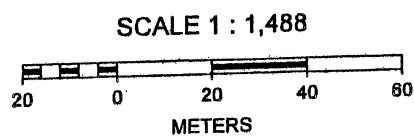



 Zoning By-law Amendment
From: "Residential First Density (R1) & "Residential
Third Density (R3)"
To: "Neighbourhood Commercial Special No. 82
(C5 Sp. 82)

Passed the 12TH day of AUGUST 2013

Mayor Allan McDonald

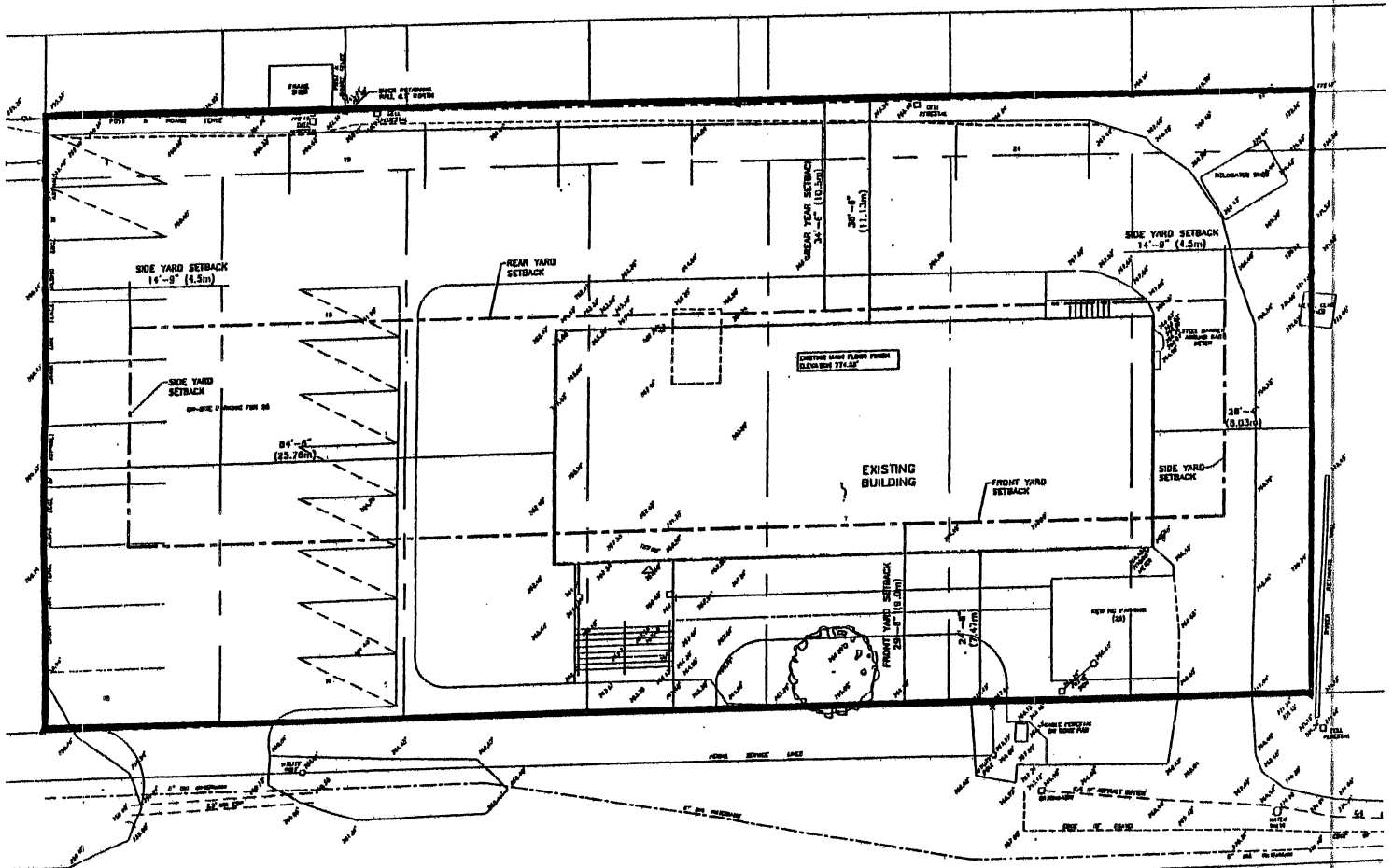
City Clerk Catherine Conrad



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GREENWOOD AVENUE

EXISTING SITE PLAN
SCALE N.T.S.


Sketch to Accompany
ZONING BY-LAW AMENDMENT APPLICATION
Greenwood Baptist Church
Greenwood Avenue
City of North Bay

Legal Description
All of Lots 263 to 268, Both Inclusive
And
Part of Lots Bounded on the North By
Lots 339 to 355, Both Inclusive
and on the South by Lots 254 to 270,
Both Inclusive
and on the West by Lawson Street and
on the East by Beattie Street
Registered Plan No. 86
CITY OF NORTH BAY
District of Nipissing

Existing Zone Category - Residential (R3)
Proposed Zone Category - Neighbourhood
Commercial (C5) Day Nursery

SITE CHARACTERISTICS
Lot Area - 1951 sq. metres (21,000 sq. feet)
Total Parking and Driveways - 945 sq. metres
(10,167 sq. feet)
Decks & Steps - 29 sq. metres (314 sq. feet)
Building Footprints
Main Church - 349.50 sq. metres (3,762 sq. feet)
2 stories
Shed - 8.9 sq. metres (96 sq. feet)
Total Footprint 358.4 sq. metres (3858 sq. feet)

ZONING BYLAW REQUIRES
Lot Coverage - 25% / Existing & Proposed - 19.8%
Front Yard Setback - 9 metres / Existing &
Proposed - 7.32 metres
Side Yard Setback - 4.5 metres / Existing &
Proposed - West 25.78 metres, East 8.03 metres
Rear Yard Setback - 10.5 metres / Existing &
Proposed - 11.13 metres
Parking - 1 parking spaces per 18.6 sq. feet of 80%
of the total building area or 30 spaces. One of the
30 spaces is required to be accessible parking /
Existing & Proposed presently 25 parking existing of
which one is accessible parking.

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