

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 35-86

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS AT LAKESHORE DRIVE FROM "HIGHWAY COMMERCIAL (C.6)" TO "HIGHWAY COMMERCIAL SPECIAL ZONE NO. 22 (C.6 SP.22)" (WM. MCMULLEN)

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-60" 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-60" 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 14 to 17 Plan No. 92 along Lakeshore Drive in the City of North Bay, shown as hatched on Schedule "B" attached hereto), from a "Highway Commercial (C.6)" Zone to a "Highway Commercial Special Zone No. 22 (C.6 SP.22)" Zone.
2. Section 11 of By-Law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.22:

"11.3.22 "Highway Commercial Special Zone No. 22 (C.6 SP.22)"

- 11.3.22.1 The property description of this "Highway Commercial Special Zone No. 22 (C.6 SP.22)" is:
Lots 14 to 17 Plan No. 92 along Lakeshore Drive in the City of North Bay as shown on the attached Schedule and Schedule "B-60".
- 11.3.22.2 (a) No person shall use land or erect or construct any building or structure in this "Highway Commercial Special Zone No. 22 (C.6 SP.22)" Zone except for the following uses:

Animal Hospitals;
Automobile Sales Showrooms;
Automobile Service Establishments including Car Wash Establishments;
Automobile Service Stations and Gas Bars;
Clubs and Fraternal Organizations;
Hotels, Motels, Restaurants and Taverns;

Industrial Equipment Sales and Service;
New and/or Used Car Lots;
Places of Entertainment;
Places of Worship;
Public or Private Garages;
Recreational Vehicle Sales and Service;
Retail Lumber and Building Supplies;
Service Establishments that are not obnoxious;
Vegetable or Fruit Market.

(b) The regulations for this "Highway Commercial Special Zone No. 22 (C.6 SP.22)" Zone are as follows:

- (i) Maximum lot coverage shall be forty (40) percent;
- (ii) The setback from the front lot line shall be four and five tenths (4.5) metres;
- (iii) The setback from the side lot line shall be a minimum of four and five tenths (4.5) metres;
- (iv) The setback from the rear yard lot line shall be a minimum of three (3) metres;
- (v) The minimum number of parking spaces shall be fourteen (14).


11.3.22.3 The use of land or buildings in this "Highway Commercial Special Zone No. 22 (C.6 SP.22)" 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 Highway Commercial Special Zone No. 22 (C.6 SP.22)" 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 setting out the objection, 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 17th DAY OF FEBRUARY 1986.
READ A SECOND TIME IN OPEN COUNCIL THE 17th DAY OF MARCH 1986.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17TH DAY OF
MARCH, 1986.


MAYOR


CITY CLERK

This is Schedule " A "

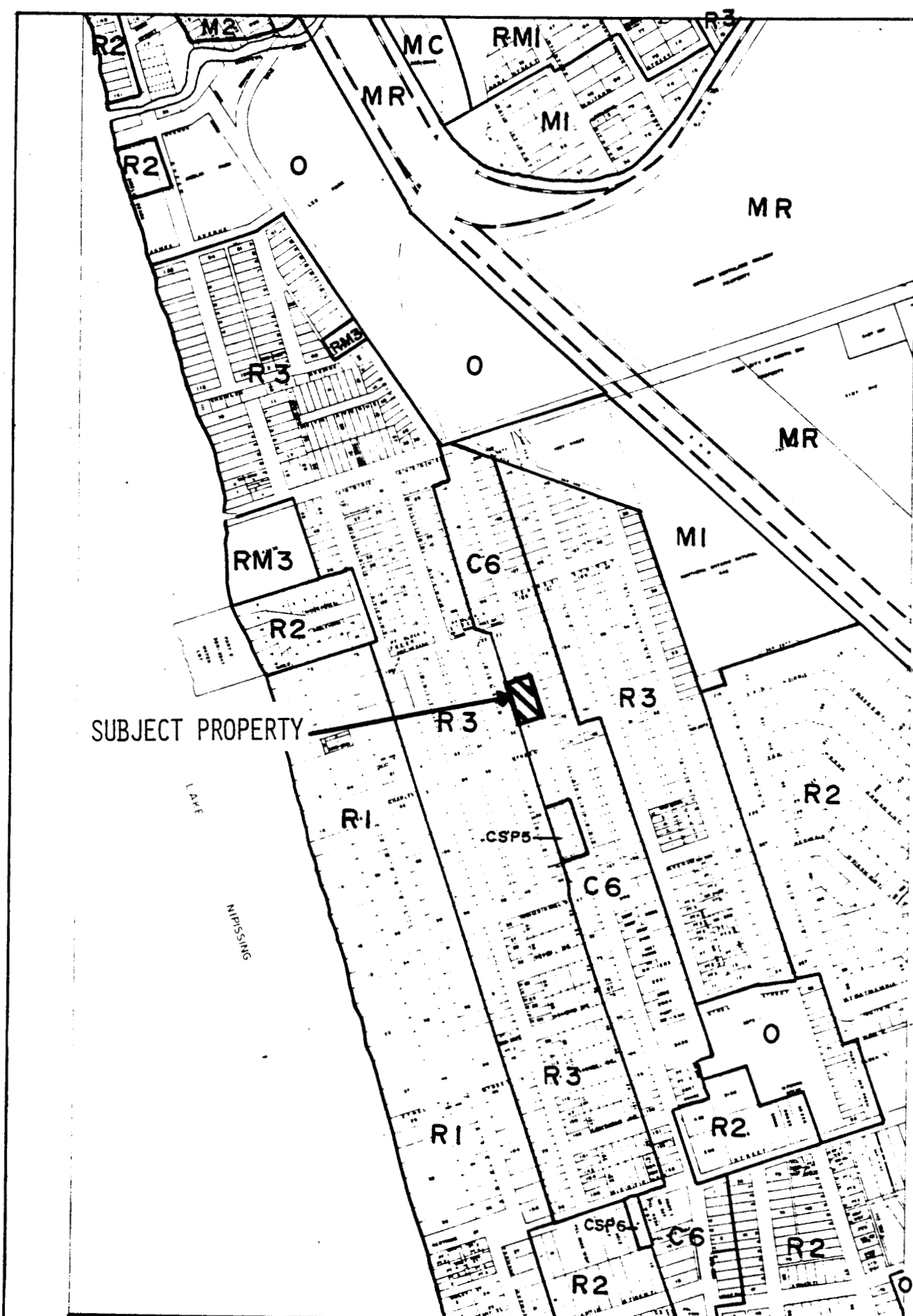
To By-law No. 35-86

Passed the 17th day of March

19 86 .

Stan D. Lawler
MAYOR

Robert...
CITY CLERK



SCHEDULE

B - 60

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CITY OF NORTH BAY
ZONING BY-LAW N° 28-80

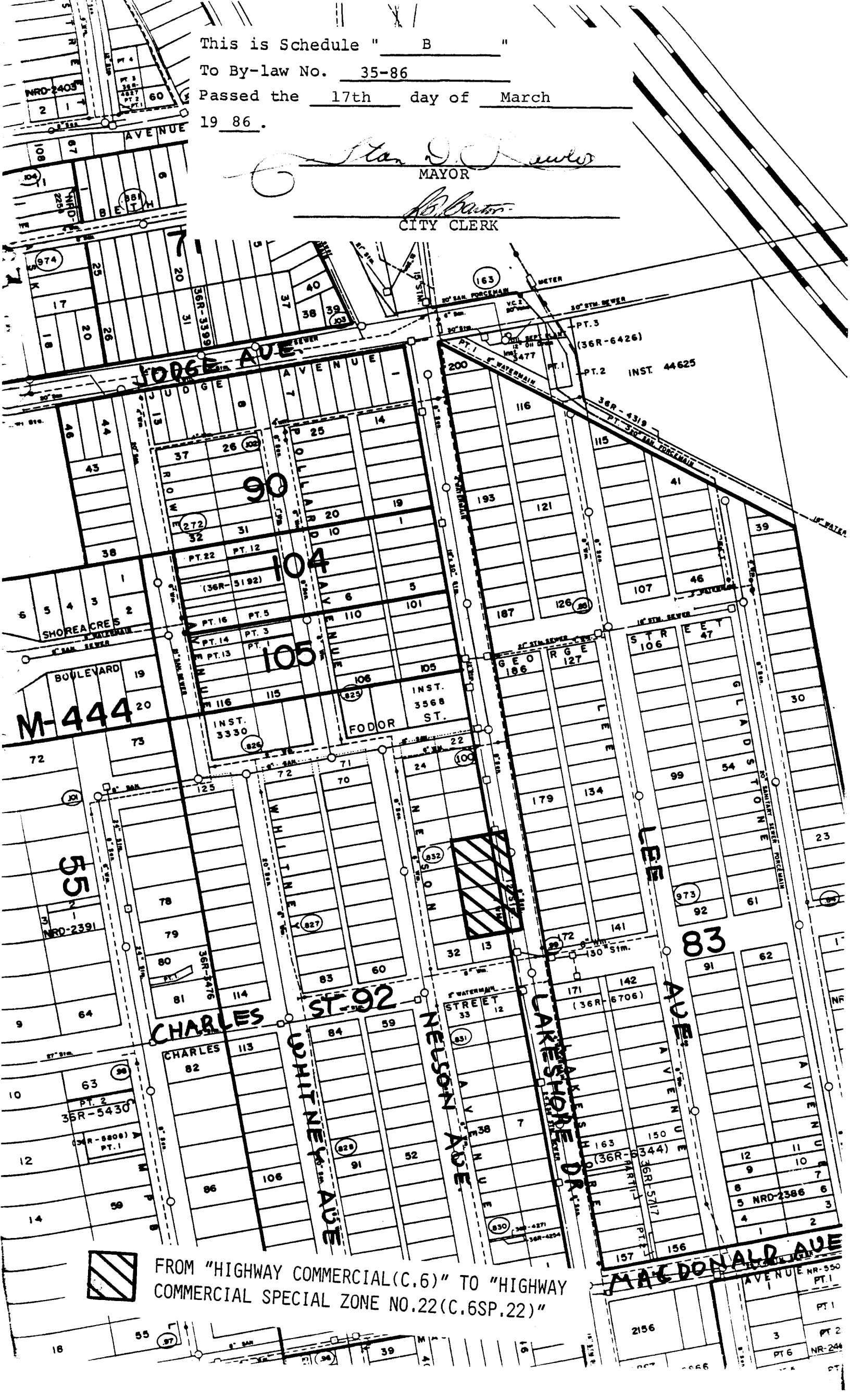
This is Schedule " B "

To By-law No. 35-86

Passed the 17th day of March 19 86 .

Stan D. Newby
MAYOR

Rob Butler
CITY CLERK

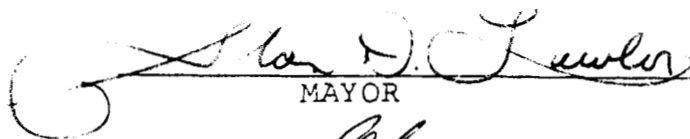



FROM "HIGHWAY COMMERCIAL(C.6)" TO "HIGHWAY COMMERCIAL SPECIAL ZONE NO.22(C.6SP.22)"

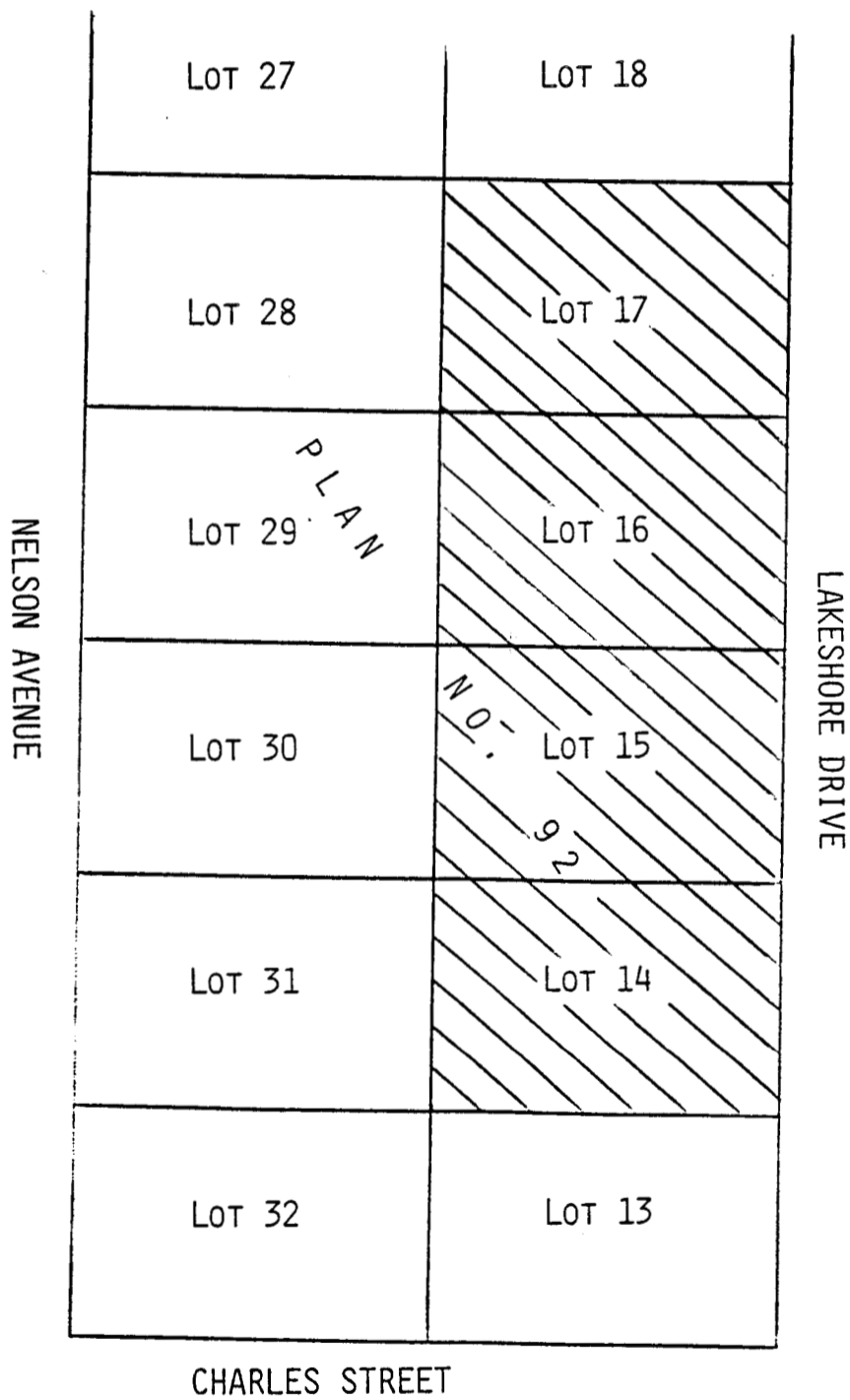
MACDONALD AVE

AVENUE NR-550
PT.1
PT.2
PT.6 NR-244

This is Schedule " C "
To By-law No. 35-86
Passed the 17th day of March,
19 86.


MAYOR

CITY CLERK

SCHEDULE TO "HIGHWAY COMMERCIAL SPECIAL ZONE NO. 22(C.6SP.22)"



0 40 80
FEET

