

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

**BY-LAW NO. 2006 – 137**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON SEYMOUR STREET  
FROM A “LIGHT INDUSTRIAL THREE (M3)” ZONE TO AN  
“INDUSTRIAL COMMERCIAL HOLDING SPECIAL NO. 57 ZONE (MCH Sp.57)”**

**(CHAMBERLAIN MANAGEMENT GROUP – SEYMOUR STREET)**

**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” 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 3<sup>rd</sup>, 2006 to approve this rezoning.

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

- 1) Schedule "B-52" 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 Part of Parcel 2133) along Seymour Street in the City of North Bay from a “Light Industrial Three Zone (M3)” to a “Industrial Commercial Holding Special No. 57 Zone (MCH Sp.57)”
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.4:
  - 11.4.57 Industrial Commercial Holding Special No. 57 (MCH Sp.57)
    - 11.4.57.1 The property description of this “Industrial Commercial Holding Special No. 57 (MCH Sp.57) Zone” is Part of Parcel 2133 along Seymour Street in the City of North Bay as shown on the attached Schedule and on Schedule “B”.
    - 11.4.57.2 The regulations for this “Industrial Commercial Holding Special No. 57 Zone” are as follows:
      - i) The minimum front yard setback shall be four metres (4.0).
    - 11.4.57.3 The use of land or building in this “Industrial Commercial Holding Special No. 57 (MCH Sp.57)” shall conform to all other regulations of this By-law, except as hereby expressly varied."
- 3) The Holding Zone provision shall be applied to the lands zoned MC Sp.57. Prior to the removal of the holding zone provisions by By-law, or to allow any specific permitted use, the following conditions must be satisfied:
  - a) The applicant shall be required to provide a Traffic Impact Study or participate in a Traffic Study with the City of North Bay to determine Highway 11/17 and Seymour Street intersection improvements, to the satisfaction of the City Engineer.

Provided the above conditions have been satisfied, and all agreements executed, the holding zone provisions shall be removed with respect to any portion of the subject lands which shall be set out in the holding zone removal by-law.

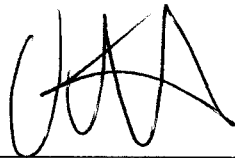
The holding zone provisions may also be removed to allow any specific use or uses permitted on the subject lands provided such uses are set out in the holding zone removal by-law.

- 4) Section 11 of By-law No. 28-80 is further amended by inserting "Industrial Commercial Special Holding No. 57 (MCH Sp.57)" as shown on Schedule "C to this By-law.
- 5) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule "A" attached hereto are hereby designated as a Site Plan Control Area.
- 6)
  - 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 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 10<sup>th</sup> DAY OF JULY 2006.

READ A SECOND TIME IN OPEN COUNCIL THE 10<sup>th</sup> DAY OF JULY 2006.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 10<sup>th</sup> DAY OF JULY 2006.



MAYOR, VIC FEDELI



CITY CLERK, CATHERINE CONRAD

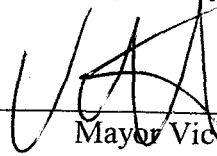


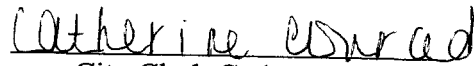


This is Schedule "C"

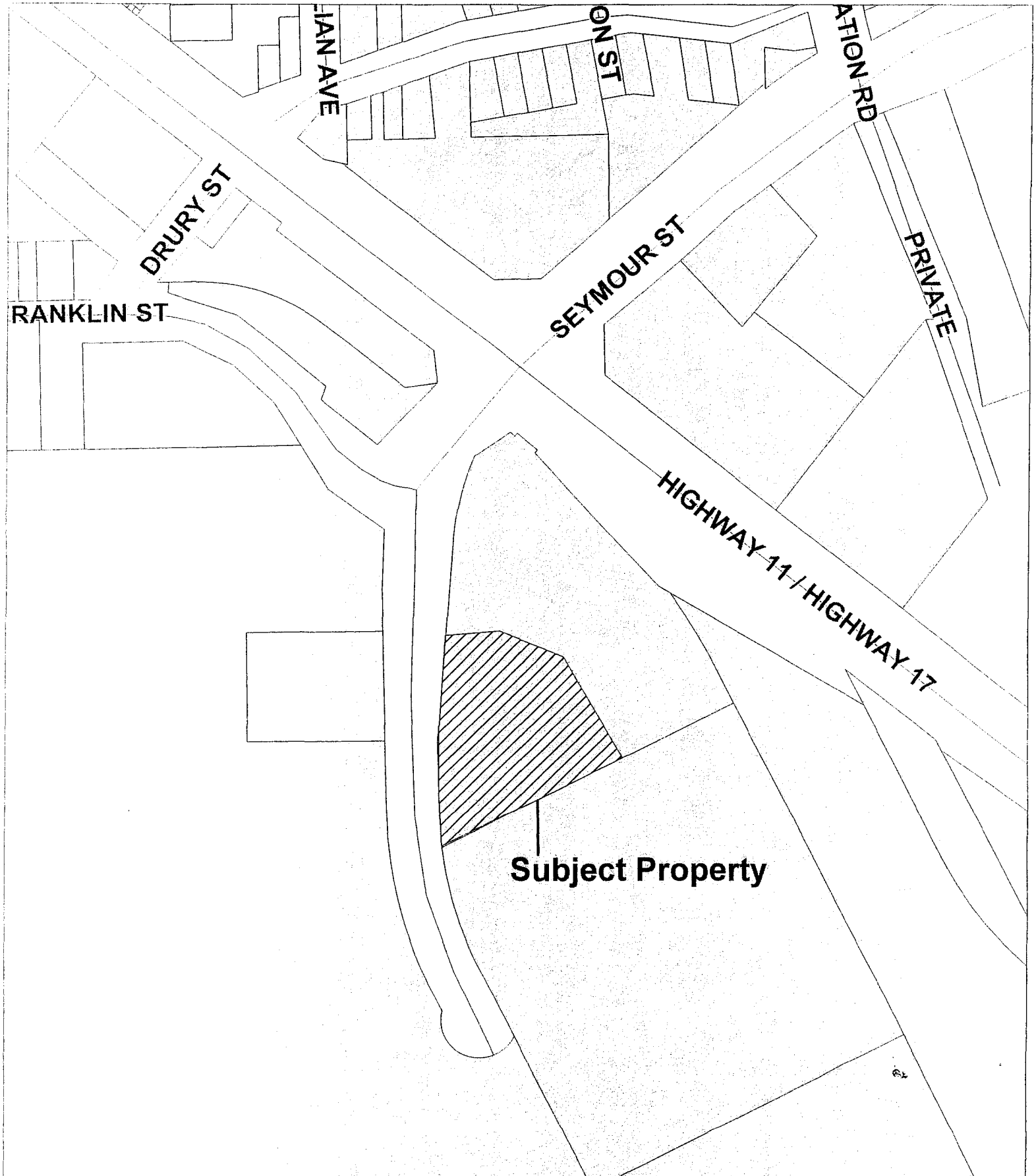
To By-law No. 2006-137

Passed the 10<sup>th</sup> day of July 2006.

  
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Mayor Vic Fedeli

  
\_\_\_\_\_  
City Clerk Catherine Conrad

This is schedule to Industrial Commercial Holding Special Zone No. 57 (MCH SP. 57)



SCALE 1 : 2,500

