

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2012-15

A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON BLOEM STREET FROM A “RESIDENTIAL FIRST DENSITY (R1)” ZONE AND AN “INSTITUTIONAL (N)” TO A “NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 81 (C5 SP.81)”

(NORTH BAY GENERAL HOSPITAL – 685 BLOEM 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 zone designation shown on Schedule “B-42” of By-law Number 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on February 6th, 2012 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 Number 28-80 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (more particularly known as Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15, and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563(LT), in the former Township of Widdifield, known locally as the former site of the North Bay General Hospital - Nipissing Building in the City of North Bay) from a “Residential First Density (R1)” zone and an “Institutional (N)” zone to a “Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81)”.
- 2) Section 11 of the By-law Number 28-80 is amended by inserting at the end thereof the following Section 11.3.81:

“11.3.81 Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81)

11.3.81.1 The property description of this Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81) is Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15, and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563(LT), in the former Township of Widdifield, known locally as the former site of the North Bay General Hospital - Nipissing Building in the City of North Bay, as shown on the attached Schedule “A” and on Schedule “B-42”.

11.3.81.2 The regulations for this Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81) are as follows:

The permitted uses shall be limited to the following:

 - day nursery;
 - personal service establishments;

- professional offices & business offices; and
- dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of the premises.

11.3.81.3 The special component of the Zoning By-law Amendment would reduce the front yard setback from the required 9 metres to the existing 7.356 metres and the minimum rear yard setback from the required 10.5 metres to the existing of 8.48 metres.

11.3.81.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81) shall conform to all other regulations of this By-law except as hereby expressly varied.”

- 3) Section 11 of By-law Number 28-80 is further amended by inserting “Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81)” as shown on Schedule “B” to this By-law.
- 4) Pursuant to Section 41 of the Planning Act, R.S.O, 1990 as amended, those lands shown on Schedule “B” attached hereto are hereby designated a Site Plan Control Area.
- 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 4 of Reg. 254/06, 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 6TH DAY OF FEBRUARY, 2012.

READ A SECOND TIME IN OPEN COUNCIL THE 6TH DAY OF FEBRUARY, 2012.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 21ST DAY OF FEBRUARY 2012.

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MAYOR ALLAN MCDONALD

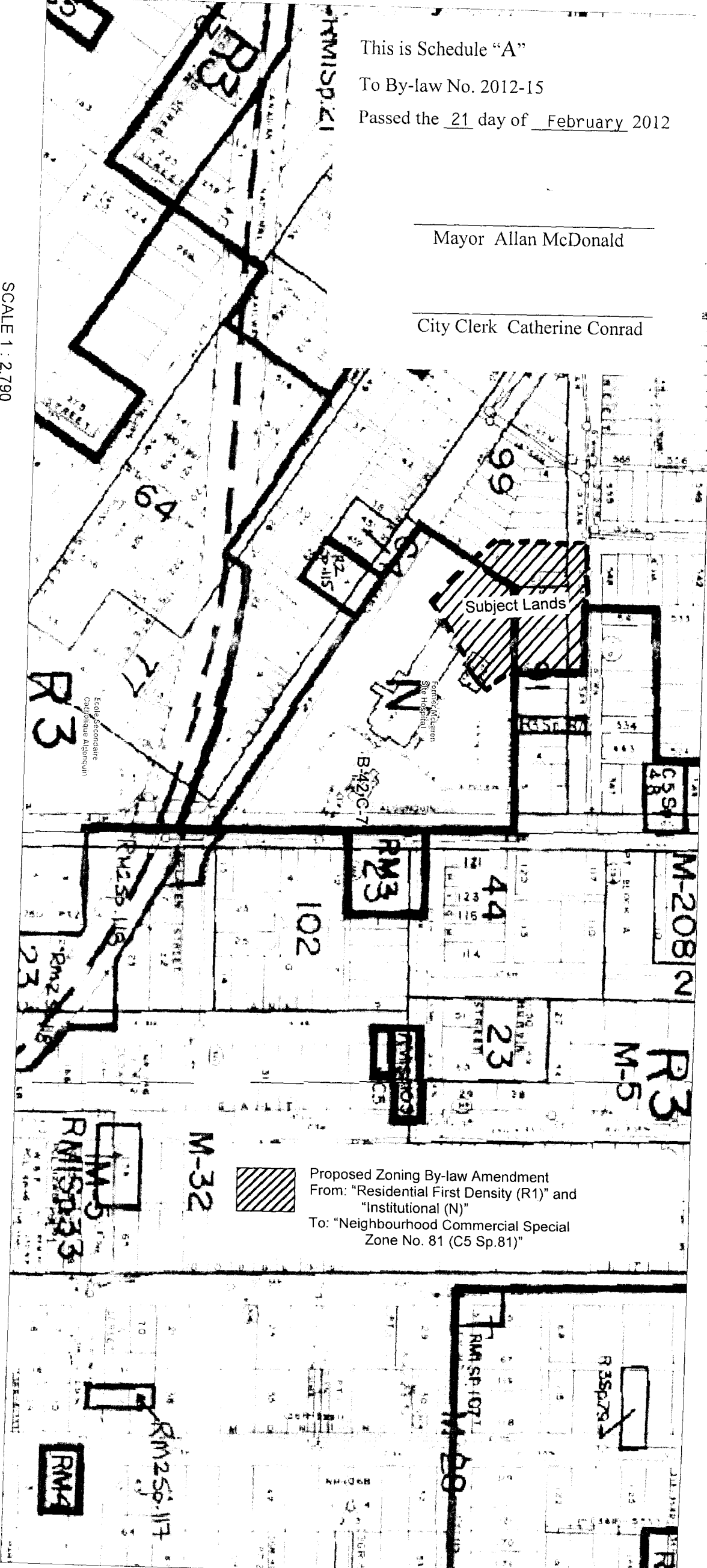
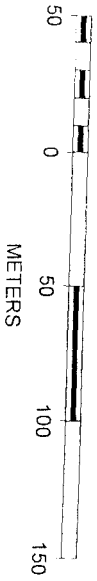
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CITY CLERK CATHERINE CONRAD

This is Schedule "A"
To By-law No. 2012-15
Passed the 21 day of February 2012

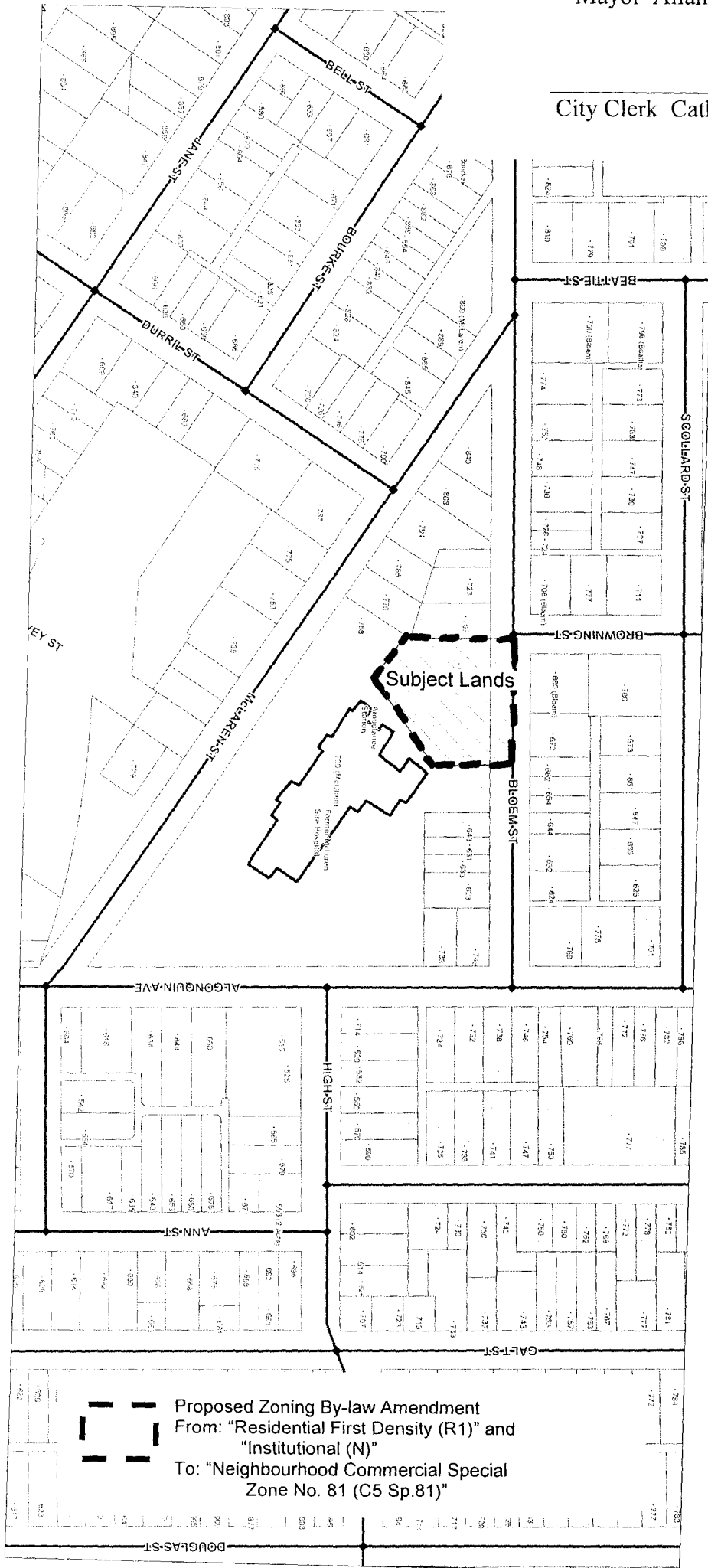
Mayor Allan McDonald

City Clerk Catherine Conrad

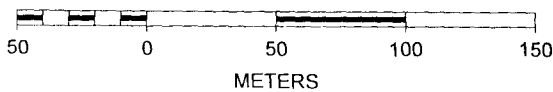


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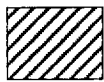


SCALE 1 : 2,920



Mayor Allan McDonald

City Clerk Catherine Conrad


 Proposed Zoning By-law Amendment
 From: "Residential First Density (R1)" and
 "Institutional (N)"
 To: "Neighbourhood Commercial Special
 Zone No. 81 (C5 Sp.81)"

