

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2009-139

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON EXETER STREET
FROM AN “INDUSTRIAL COMMERCIAL SPECIAL ZONE NO. 55 (MC Sp.55)”
TO A “LIGHT INDUSTRIAL THREE SPECIAL ZONE NO. 58 (M3 Sp.58)”**

(1489549 ONTARIO LIMITED – EXETER 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-40” 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 13th, 2009 to approve this rezoning.

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

- 1) Schedule “B-40” 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 Plan M-472, Part of Block C, Reference Plan 36R-5296, Parts 2 & 3 along Exeter Street in the City of North Bay, shown as hatched on Schedule “B” attached hereto from) an “Industrial Commercial Special Zone No.55 (MC Sp.55)” zone to a “Light Industrial Three Special Zone No.58 (M3 Sp.58)”.
- 2) All buildings or structures erected or altered and the use of land in such “Light Industrial Three Special Zone No.58 (M3 Sp.58)” 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 11.4.58:
 - 11.4.58 Light Industrial Three Special Zone No.58 (M3 Sp.58)
 - 11.4.58.1 The property description of this “Light Industrial Three Special Zone No.58 (M3 Sp.58)” is: Plan M-472, Part of Block C, Reference Plans 36R-5296, Parts 2 & 3 along Exeter Street in the City of North Bay as shown on the attached Schedules and Schedule “B-40”
 - 11.4.58.2 The regulations for this “Light Industrial Three Special Zone No.58 (M3 Sp.58)” zone are as follows:
 - i) The minimum front yard setback shall not be less than 14.9 metres; and
 - ii) The minimum rear yard setback shall not be less than 4.5 metres;
 - iii) Permitted uses in this zone shall include all “Light Industrial (M3)” uses and “An administrative office building and enclosed storage and warehousing uses associated with the main office use.”

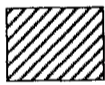
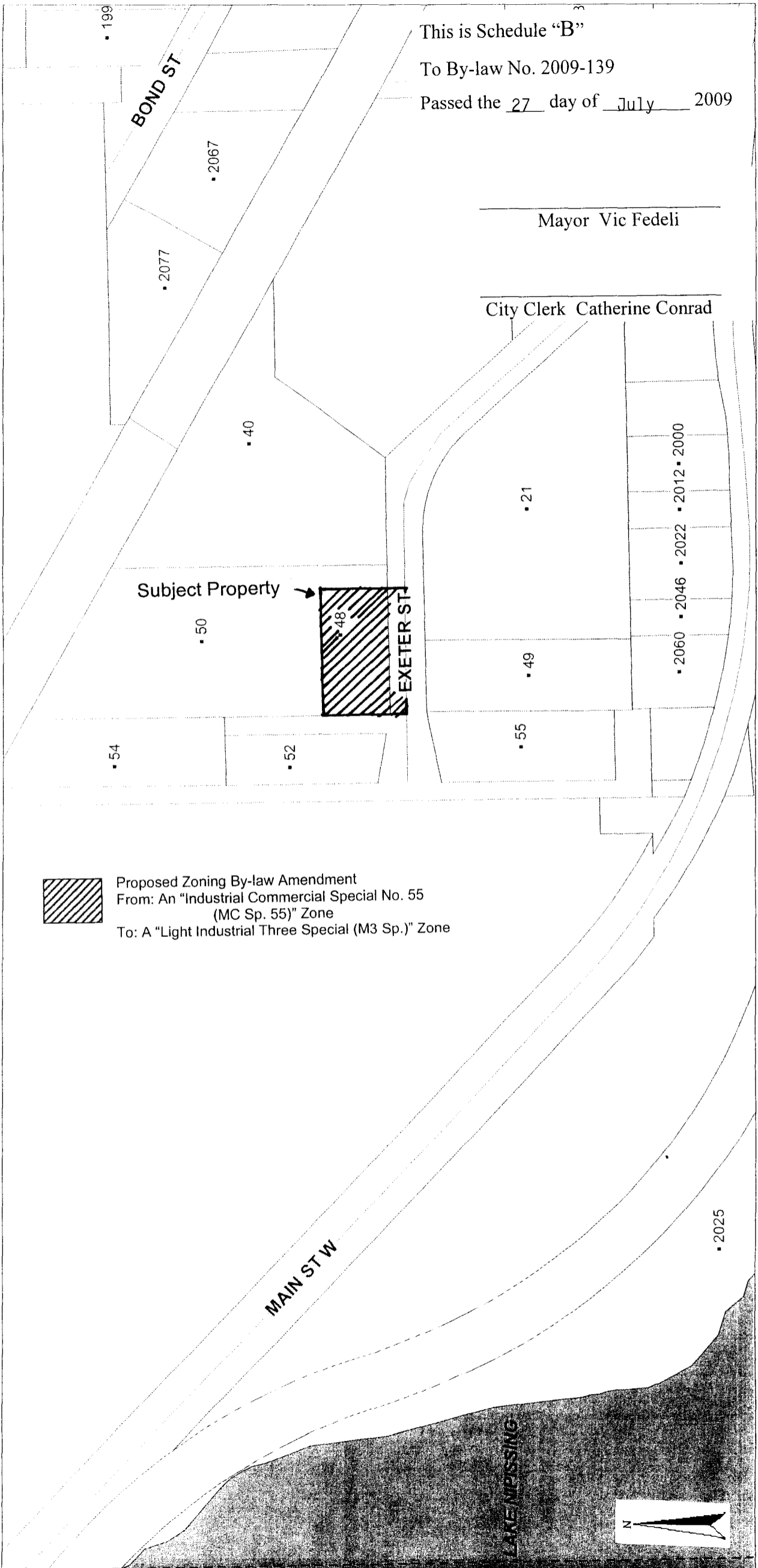
This is Schedule "B"

To By-law No. 2009-139

Passed the 27 day of July 2009

Mayor Vic Fedeli

City Clerk Catherine Conrad



Proposed Zoning By-law Amendment
 From: An "Industrial Commercial Special No. 55
 (MC Sp. 55)" Zone
 To: A "Light Industrial Three Special (M3 Sp.)" Zone

SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF SURVEY OF
PART OF BLOCK 'C'

REGISTERED PLAN M-472

CITY OF NORTH BAY

DISTRICT OF NIPISSING

SCALE 1 : 400
0 5m 10m

Miller & Urso Surveying Inc.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- M DENOTES MEASURED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P DENOTES DEPOSITED PLAN 36R-11907
- MU DENOTES MILLER & URSO SURVEYING INC.

CLIENT: JM NAPIER

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED DECEMBER 6th, 2007.

ASSOCIATION OF ONTARIO
LAND SURVEYORS

PLAN SUBMISSION FORM

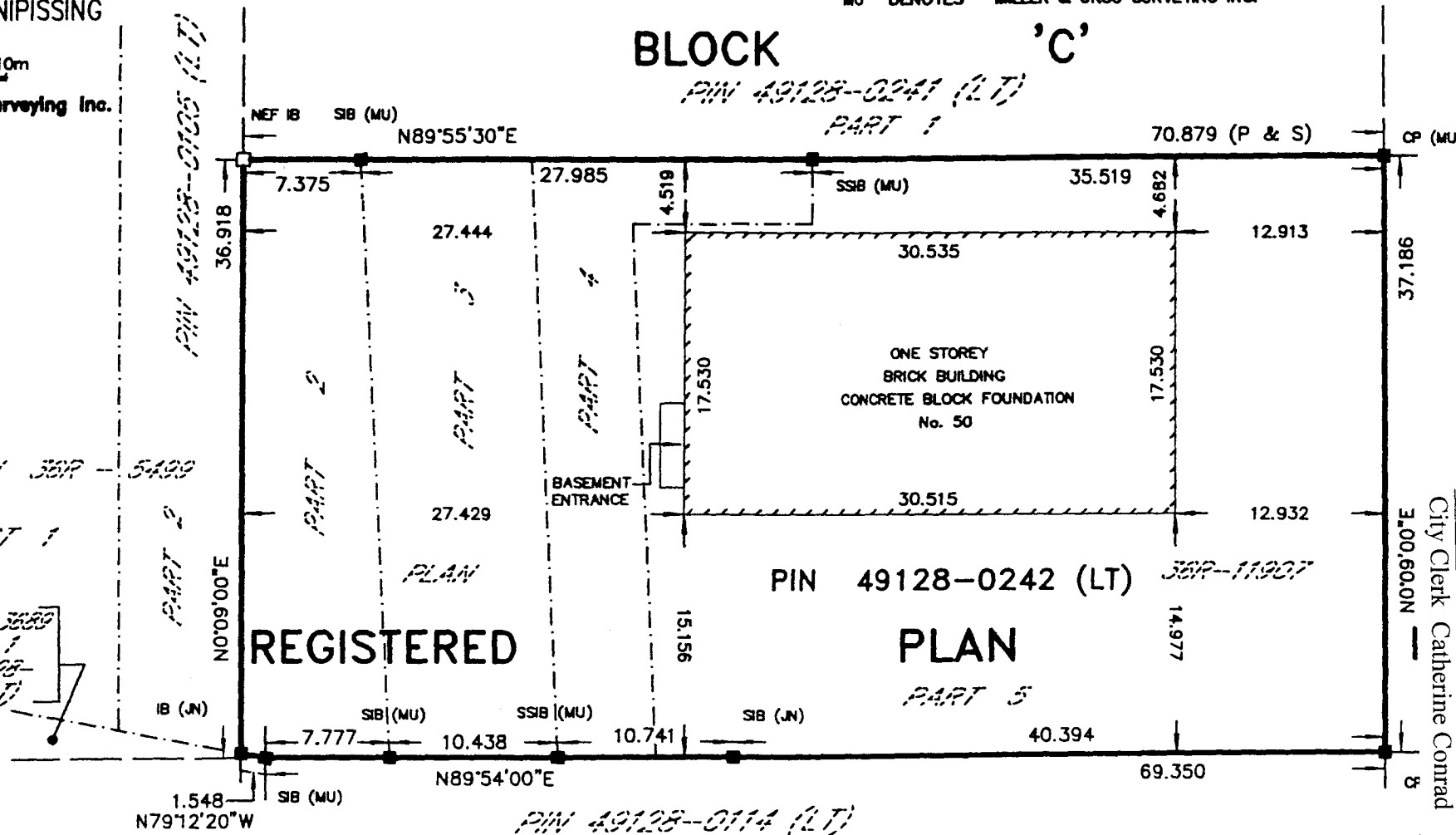
1680610



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

BLOCK 'C'

PIN 49128-0241 (LT) PART 1



REGISTERED

PLAN

PIN 49128-0242 (LT) *36R-11907*

PART 5

PIN 49128-0114 (LT)

COPELAND STREET

REGISTERED PLAN M-167

(LOCALLY KNOWN AS EXETER STREET)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF NOVEMBER 2007.

DECEMBER 6th, 2007

DATE

[Signature]

R.D. MILLER
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF COPELAND STREET, AS SHOWN ON DEPOSITED PLAN 36R-11907, HAVING A BEARING OF N89°54'00"E.

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Miller & Urso Surveying Inc.

Ontario Land Surveyors ♦ Canada Land Surveyors
Planning Consultants

1501 SEYMOUR STREET,
NORTH BAY ONT, P1B 6G4

TEL: (705) 474-1210
FAX: (705) 474-1783

DRAWN BY: N.M.W.

FIELD:

PLAN No:

This is Schedule "C"
 To By-Law No. 2009-139
 Passed the 27 day of July 2009

Mayor Vic Fedeli

City Clerk Catherine Conrad