

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 158-92

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON LAKESHORE DRIVE  
FROM A "RESIDENTIAL MULTIPLE SECOND  
DENSITY (RM.2)" ZONE TO A "NEIGHBOURHOOD  
COMMERCIAL SPECIAL ZONE NO. 36 (C.5 SP.36)"  
(E. DOLATA - 610 LAKESHORE DRIVE)

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-80 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-80" 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 167, 168 and 259, Plan M-203 along Lakeshore Drive in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Residential Multiple Second Density (RM.2)" zone to a "Neighbourhood Commercial Special Zone No. 36 (C.5 Sp.36)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section C.5 Sp.36:
  - 11.3.36 "Neighbourhood Commercial Special Zone No. 36 (C.5 Sp.36)".
  - 11.3.36.1 The property description of this "Neighbourhood Commercial Special Zone No. 36 (C.5 Sp.36)" is Lots 167, 168 and 259, Plan M-203 along Lakeshore Drive in the City of North Bay as shown on the attached Schedules and Schedule "B-80".

11.3.36.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 36 (C.5 Sp.36)", except for the following uses:

- convenience stores;
- dry cleaning depots;
- local retail stores;
- service establishments that are not obnoxious; 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 business premises.

11.3.36.2(b) The regulations for this "Neighbourhood Commercial Special Zone No. 36 (C.5 Sp.36)" are as follows:

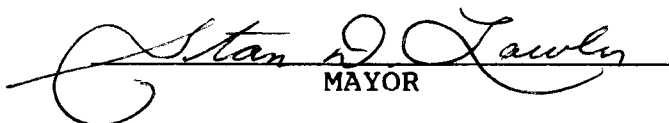
- i) The maximum lot coverage not to exceed thirty (30) percent of the total lot area;
- ii) the minimum southerly side yard setback shall be four and five tenths (4.5) metres; and
- iii) the minimum rear yard setback shall be four and five tenths (4.5) metres.

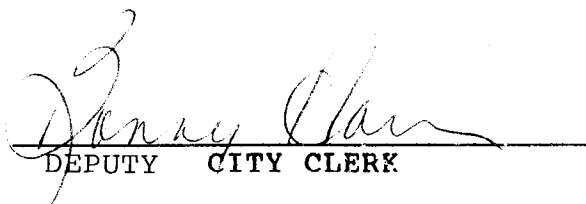
- 11.3.36.3      The use of land or buildings in this  
                  "Neighbourhood Commercial Special Zone  
                  No. 36 (C.5 Sp.36)" shall conform to all other  
                  regulations of this By-law, except as hereby  
                  expressly varied.
- 3)    Section 11 of By-law No. 28-80 is further amended by  
         inserting "Schedule to Neighbourhood Commercial Special  
         Zone No. 36 (C.5 Sp.36)" 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 Regulation 404/83.
- 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 20TH DAY OF JULY 1992.

READ A SECOND TIME IN OPEN COUNCIL THE 8TH DAY OF SEPTEMBER 1992.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 8TH DAY  
OF SEPTEMBER 1992

  
MAYOR

  
DEPUTY CITY CLERK

This is Schedule " 1 A "

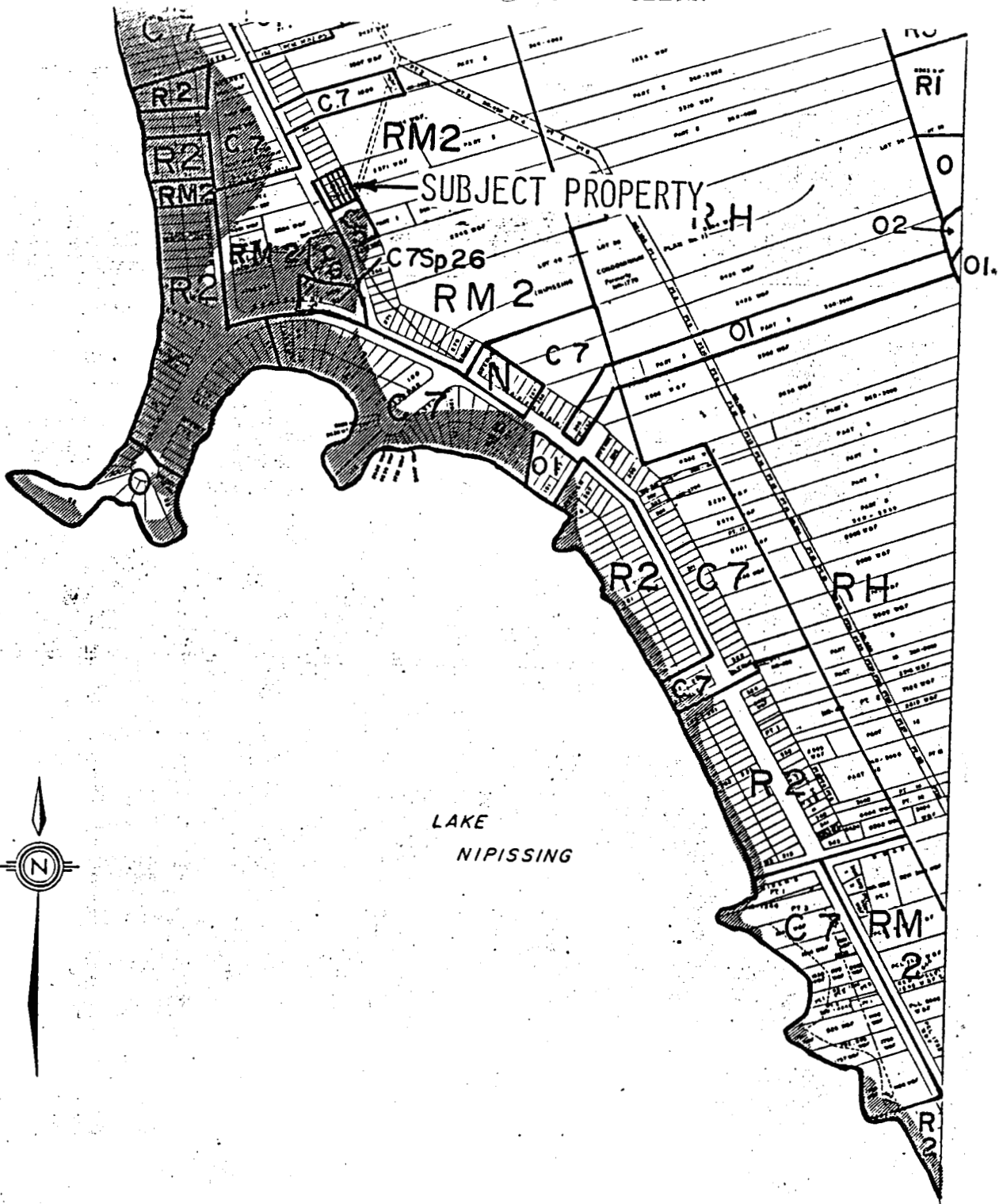
By-law No. 158-92

passed the 8TH day of SEPTEMBER,

19 92.

*Stan D. Lawler*  
MAYOR

*Deputy City Clerk*  
DEPUTY CITY CLERK



SCHEDULE

B - 80

0 100m

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

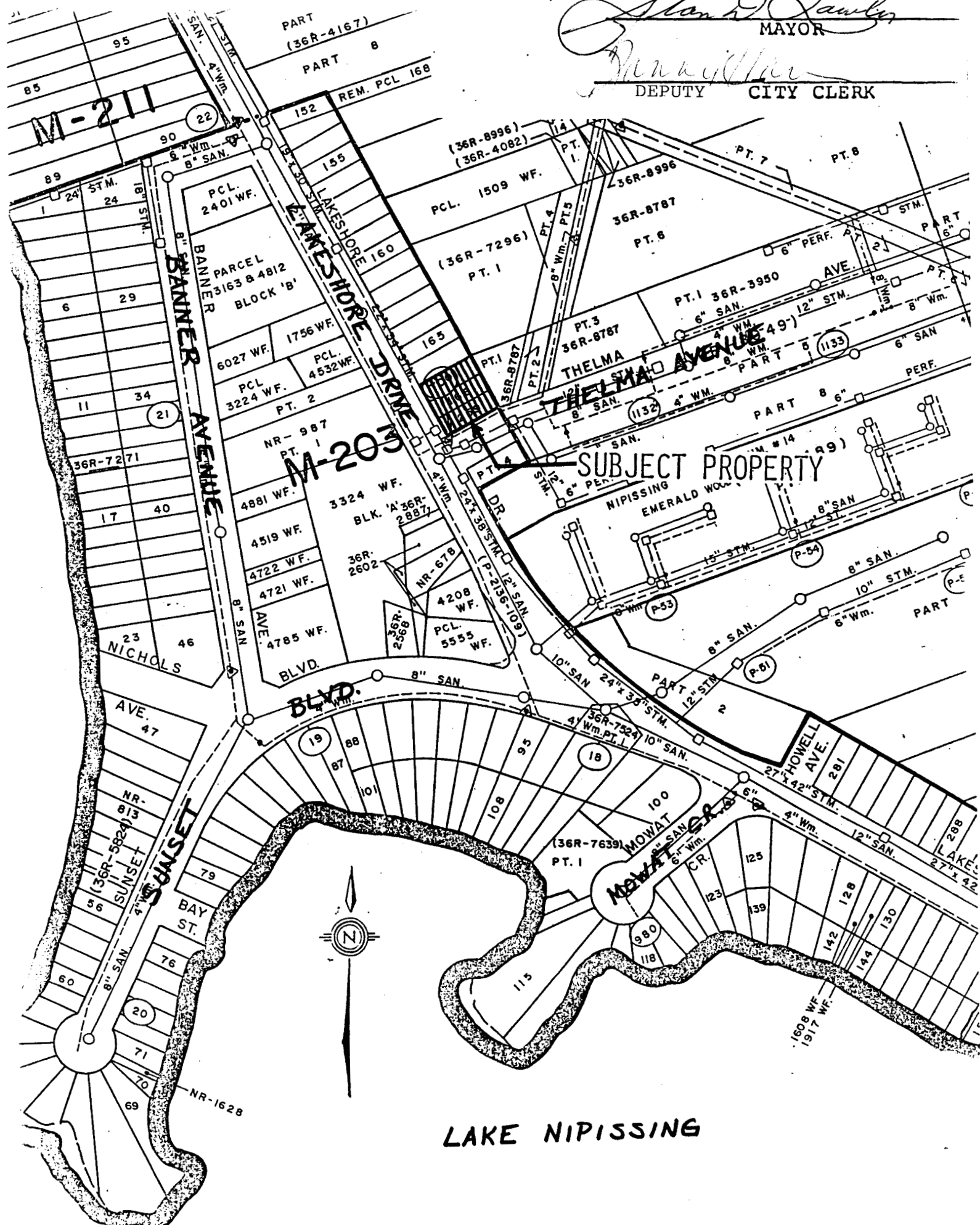
SITE PLAN CONTROL - SEE SECTION 3.72 (a)

11-79

Passed the 8TH day of SEPTEMBER  
19 <sup>92</sup>.

*Stan D. Lawler*  
MAYOR

*W. W. Miller*  
DEPUTY CITY CLERK



FROM "RESIDENTIAL MULTIPLE SECOND DENSITY (RM2)" TO  
"NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 36 (C5 SP.36)"

— This is Schedule "C"  
to By-law No. 158-92  
Passed the 8TH day of  
SEPTEMBER 19 92.

SCALE: 1 INCH = 20 FEET

*Stan D. Lawley*  
MAYOR

*Annay H.*  
DEPUTY CITY CLERK

