

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 29-73

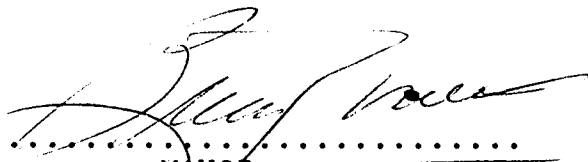
BEING A BY-LAW TO AMEND BY-LAW NO. 103-68, WHICH BY-LAW ADOPTED THE OFFICIAL PLAN FOR THE NORTH BAY PLANNING AREA AS IT WAS CONSTITUTED PRIOR TO JANUARY 1, 1968, PURSUANT TO SECTION 17 OF THE PLANNING ACT, R.S.O. 1971, AND AMENDMENTS THERETO.

WHEREAS the Council of The Corporation of the City of North Bay deems it advisable to amend By-law No. 103-68 to provide for an alteration in the land use designation as shown on Schedule "A" of the Official Plan for the North Bay Planning Area as it was constituted prior to January 1, 1968.

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

1. Schedule "A" of the Official Plan, which is the land use plan and is attached and forms part of By-law No. 103-68, is amended by changing the land use designation shown shaded in red, from Residential Low Density to Commercial and is attached and forms Schedule "A" to this By-law.
2. The purpose and explanation of this By-law is outlined in Schedule "B", which is attached and forms part of this By-law.
3. The Clerk is authorized and directed to make application to the Ministry of Treasury, Economics and Intergovernmental Affairs for approval of the said amendment.
4. This By-law shall not come into force or take effect until approved by the Ministry of Treasury, Economics and Intergovernmental Affairs.









READ A FIRST TIME IN OPEN COUNCIL THIS 19TH DAY OF MARCH, 1973.
READ A SECOND TIME IN OPEN COUNCIL THIS 2ND DAY OF APRIL, 1973.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 2ND DAY OF APRIL, 1973.

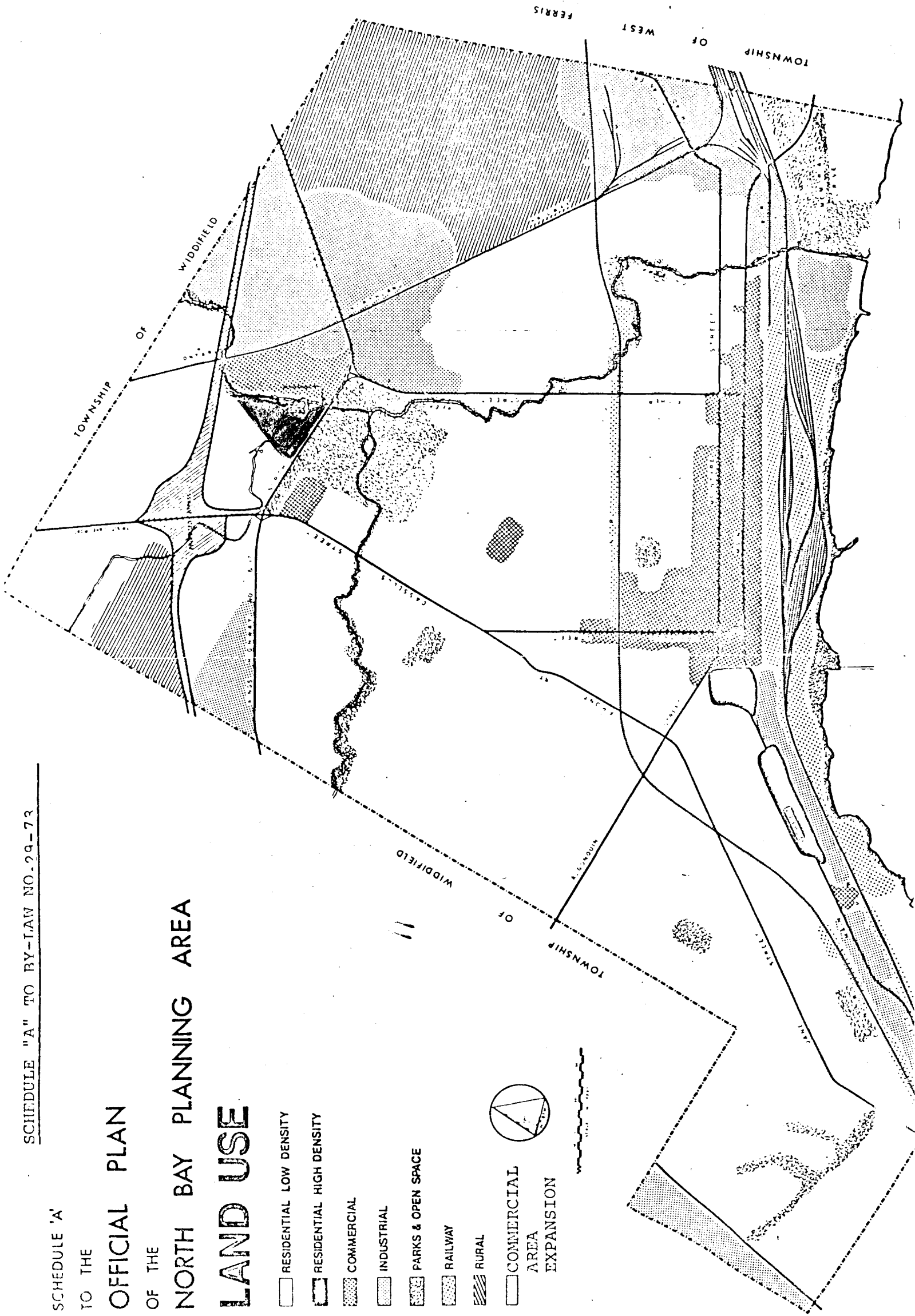
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MAYOR

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CLERK

SCHEDULE 'A'
TO THE
OFFICIAL PLAN
OF THE
NORTH BAY PLANNING AREA
LAND USE

-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL HIGH DENSITY
-  COMMERCIAL
-  INDUSTRIAL
-  PARKS & OPEN SPACE
-  RAILWAY
-  RURAL
-  COMMERCIAL AREA EXPANSION



THIS IS SCHEDULE "B" TO BY-LAW NO. 29-73 OF THE CORPORATION OF THE CITY OF NORTH BAY

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1. PURPOSE

The purpose of the amendment is to enlarge an area designated Commercial on the Land Use Map, which is Schedule "A" to the interim Official Plan for the former City of North Bay. This enlarged Commercial area, after a suitable amendment is made to the Zoning By-law, will accommodate an addition to an existing shopping centre commonly known as the "Northgate Shopping Centre".

2. LOCATION

The area specifically affected by the amendment is an area immediately north of the Northgate Shopping Centre, lying between the existing By-Pass Highway and the route of the proposed By-Pass, all of which is within the limits of the City of North Bay as constituted prior to January 1st, 1968.

3. BASIS

The interim Official Plan for the former City of North Bay was prepared to provide an interim framework in which development proposals could be judged until the time that a consolidated Official Plan was adopted for the new City of North Bay, which includes the former Townships of Widdifield and West Ferris.

The Land Use Map indicated the existing basic land use categories which were identified at that time. Consequently, no major expansion of shopping facilities at the Northgate Shopping Centre was provided for in the Official Plan.

The owners of the Northgate Shopping Centre have requested permission to expand the existing shopping centre onto lands that they own but which are designated "Low Density Residential" on the Land Use Map. City Council, on the recommendation of the Planning Board, deems it advisable to amend the interim Official Plan now to accommodate the proposed expansion of the Northgate Shopping Centre.

4. DETAILS OF THE ACTUAL AMENDMENT

The Land Use Map, which is Schedule "A" to the interim Official Plan, is altered to redesignate the balance of the land owned by the Northgate Shopping Centre, lying between the present By-Pass and the route of the proposed By-Pass, as Commercial.