

The Corporation of the City of North Bay

By-Law No. 2021-113

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Lakeshore Drive from a “Tourist Commercial (C7)” Zone and a “Residential Holding (RH)” Zone to a “Tourist Commercial Special No. 75 (C7 Sp.75)” Zone

Jai Ambe Motels Corporation – 710 Lakeshore Drive

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 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 Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Community Services Committee Report No. 2021-18 adopted by Council on December 14, 2021 by Resolution No. 2021-504 to approve this rezoning;

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. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as PIN 49175-0100 (LT) PCL 5388 SEC WF; Firstly LT 313 PL M203 West Ferris; LT 314 PL M203 West Ferris; LT 315 PL M203 West Ferris; Secondly PT LT 39 CON 15 West Ferris as in LT72085; West Ferris; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Tourist Commercial (C7)” Zone and a “Residential Holding (RH)” Zone to a “Tourist Commercial Special No. 75 (C7 Sp.75)” Zone.
- 2) All buildings or structures erected or altered and the use of land in such “Tourist Commercial Special No. 75 (C7 Sp.75)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.2.75:

"11.2.75 “Tourist Commercial Special No. 75 (C7 Sp.75)” Zone

- 11.2.75.1 The property description of this "Tourist Commercial Special No. 75 (C7 Sp.75)" Zone is PIN 49175-0100 (LT) PCL 5388 SEC WF; Firstly LT 313 PL M203 West Ferris; LT 314 PL M203 West Ferris; LT 315 PL M203 West Ferris; Secondly PT LT 39 CON 15 West Ferris as in LT72085; West Ferris; District of Nipissing along Lakeshore Drive in the City of North Bay as shown on the attached Schedule and on Schedule "B-80".
- 11.2.75.2 The regulations for this "Tourist Commercial Special No. 75 (C7 Sp.75)" Zone are as follows:
- i) The northerly side yard setback shall be 0.7 metres for the existing building
- 11.2.75.3 The use of land or building in this "Tourist Commercial Special No. 75 (C7 Sp.75)" Zone shall conform to all other regulations of this By-law, except as hereby expressly varied."
- 4) Section 11 of By-law No. 2015-30 is further amended by inserting "Tourist Commercial Special No. 75 (C7 Sp.75)" Zone as shown on Schedule "B" to this By-law.
 - 5) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
 - 6) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*, S.O. 2017, c. 23, Sched. 1.
 - 7) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 6 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.

- 8) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 6 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, 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 14th Day of December 2021.

Read a Second Time in Open Council the 14th Day of December 2021.

Read a Third Time in Open Council and Passed this 14th Day of December 2021.

Mayor Allan McDonald

City Clerk Karen Mclsaac

Schedule A

This is Schedule "A"
To By-law No. 2021-113

Passed the 14th Day of December 2021

Mayor Allan McDonald

City Clerk Karen McIsaac



Legend



- From a "Tourist Commercial (C7)" zone and a "Residential Holding (RH)" zone to a "Tourist Commercial Special No. 75 (C7 Sp.75)" zone

Schedule B

This is Schedule "B"
To By-law No. 2021-113

Passed the 14th Day of December 2021

Mayor Allan McDonald

City Clerk Karen Mclsaac

