

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 155-93**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON LAKESHORE DRIVE FROM A 'RESIDENTIAL HOLDING (R.H.)' ZONE TO A 'NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 42 (C.5 SP.42)' - I. KNECHTEL ON BEHALF OF R. AND H. KUDLAK (1235 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-82" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990.

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

- 1) Schedule "B-82" 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 part of Part 1, Plan 36R-7201 along Lakeshore Drive in the City of North Bay, shown as hatched on Schedules "B" & "C" attached hereto) from a "Residential Holding (RH)" zone to a "Neighbourhood Commercial Special Zone No. 42 (C.5 Sp.42)".
  
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.42:
  - 11.3.42 "Neighbourhood Commercial Special Zone No. 42 (C.5 Sp.42)"
    - 11.3.42.1 The property description of this "Neighbourhood Commercial Special Zone No. 42 (C.5 Sp.42)" is part of Part 1, Plan 36R-7201 having a frontage of forty and two-tenths (40.2) metres on Lakeshore Drive and a flankage of forty-eight and five-tenths (48.5) metres along Riverbend Road in the City of North Bay as shown on the attached Schedules and Schedule "B-82".

11.3.42.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 42 (C.5 Sp.42)", except for the following uses:

- professional offices;
- a dwelling unit, for the use of the owner or caretaker, connected to and forming an integral part of the commercial building provided that it does not exceed the floor area of the commercial portion of the use and access to the dwelling unit is separate from the access to the commercial portion of the building, and the dwelling unit is located above or at the rear of the business premises.

11.3.42.2(b) The regulations for this "Neighbourhood Commercial Special Zone No. 42 (C.5 Sp. 42)" are as follows:

- i) The maximum lot area not to exceed zero and two-tenths (0.2) hectares;
- ii) the minimum lot frontage shall be forty and two-tenths (40.2) metres.

11.3.42.3 The use of land or buildings in this "Neighbourhood Commercial Special Zone No. 42 (C.5 Sp.42)" 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. 42 (C.5 Sp.42)" 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 13<sup>TH</sup> DAY OF **DECEMBER** 199 3.

READ A SECOND TIME IN OPEN COUNCIL THE 17 DAY OF JANUARY 1994.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17 DAY OF  
JANUARY . 199 4.

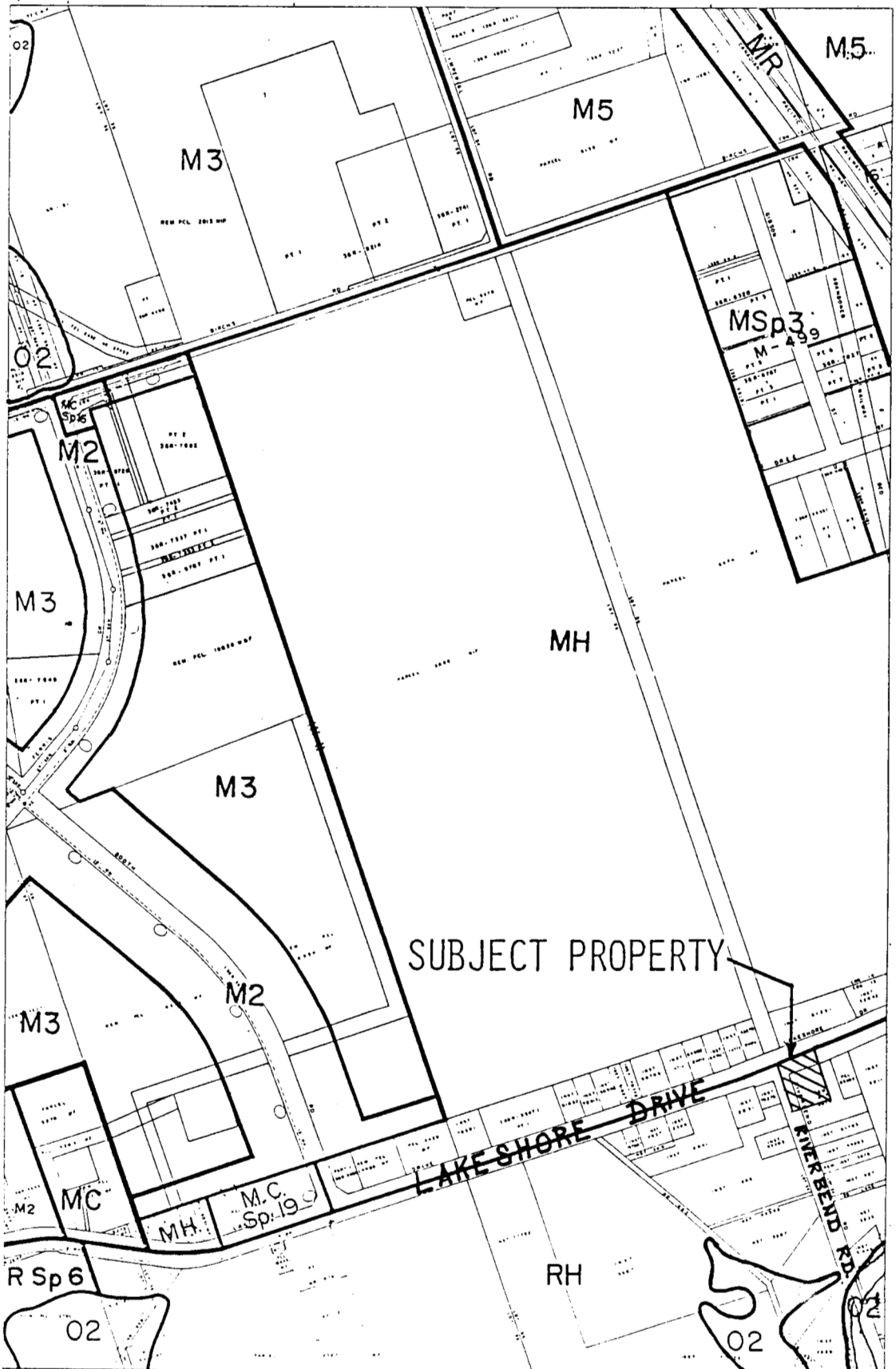
  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

This is Schedule " A "  
To By-law No. 155-93  
Passed the 17TH day of JANUARY  
19 94.

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK



SCHEDULE  
B - 82  
0 50 100  
METRES

CITY OF NORTH BAY  
ZONING BY-LAW NO. 28-80

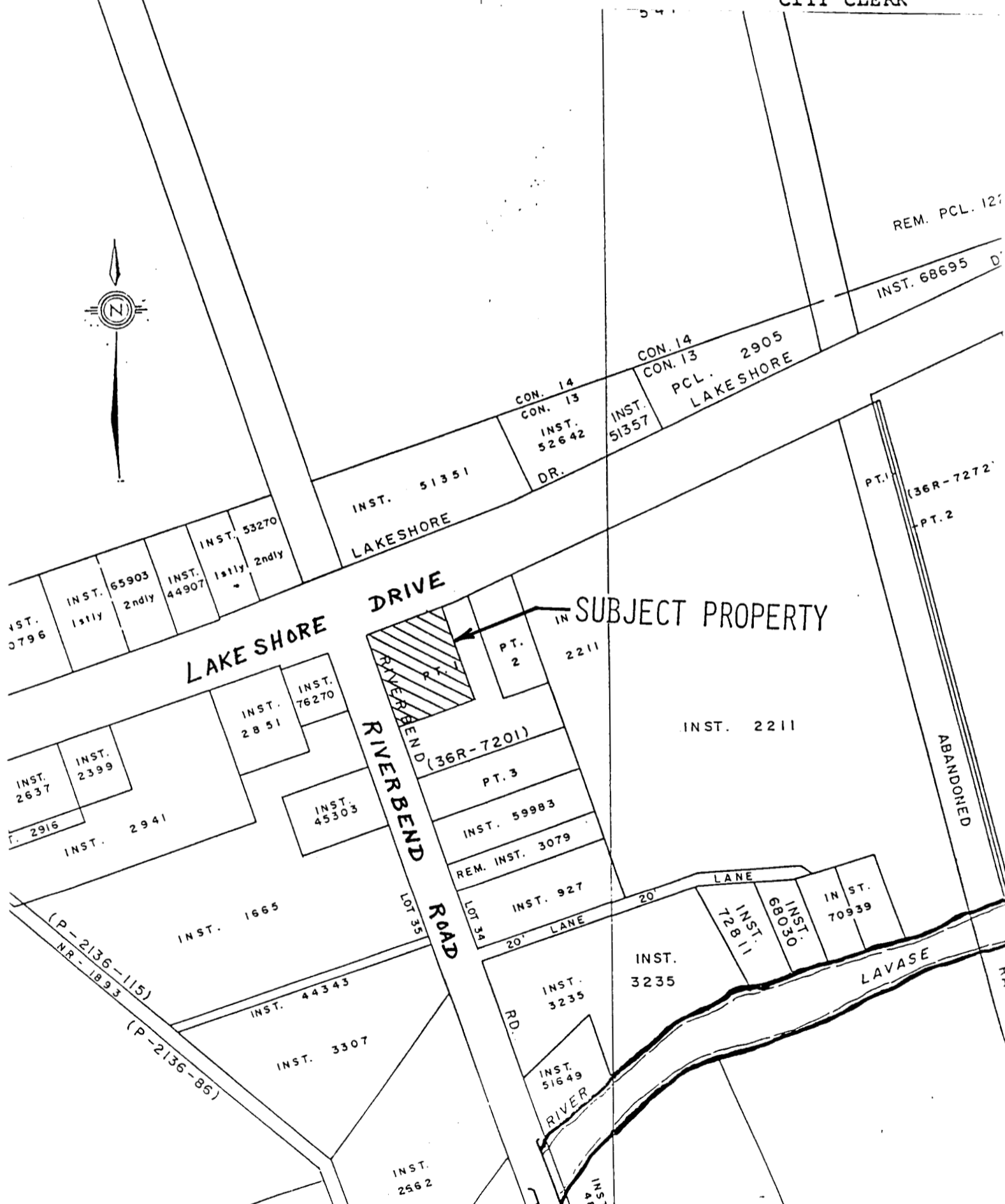
This is Schedule " B "

To By-law No. 155-93

Passed the 17TH day of JANUARY  
19 94 .

*D. Lawley*  
MAYOR

*B. Brown*  
CITY CLERK



FROM "RESIDENTIAL HOLDING (RH)" TO "NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 42 (C5Sp 42)"

This is Schedule " C "

To By-law No. 155-93

Passed the 17TH day of JANUARY  
19 94 .

  
MAYOR

  
CITY CLERK

SCHEDULE TO "NEIGHBOURHOOD COMMERCIAL SPECIAL ZONE NO. 42 (C.5 Sp. 42)"

