

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

**BY-LAW NO. 2001-61**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON FERGUSON  
STREET FROM A "RESIDENTIAL THIRD  
DENSITY (R3)" ZONE TO A "NEIGHBOURHOOD  
COMMERCIAL SPECIAL ZONE NO. 59 (C5 SP.59)"  
(ANDRZEJ & KRZYSTYNA BLONSKI -  
800 FERGUSON STREET)**

**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-5 1" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

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

- 1) Schedule "B-5 1" 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 No. 48, Lot 29, Instr. 123967) along Ferguson Street in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential Third Density (R3)" zone to a "Neighbourhood Commercial Special Zone No. 59 (C5 Sp.59)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.59:
  - 11.3.59 "Neighbourhood Commercial Special Zone No. 59 (C5 Sp.59)"
  - 11.3.59.1 The property description of this "Neighbourhood Commercial Special Zone (C5 Sp.59)" is Plan No. 48, Lot 29, Instr. 123967 along Ferguson Street in the City of North Bay as shown on the attached Schedules and Schedule "B-51".
  - 11.3.59.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 59 (C5 Sp.59)" except for the following uses:
    - no more than one of the commercial uses listed below:
    - laundromat;
    - convenience store;

- day-care facilities;
- dry-cleaning depots;
- local retail stores;
- personal service establishments;
- professional business offices;
- restaurants;
- three (3) dwelling units connected to and forming an integral part of the commercial building, provided access to the dwelling units is separate from the access to the commercial portion of the building.

11.3.59.2(b) The regulations for this "Neighbourhood Commercial Special Zone No. 59 (C5 Sp.59)" are as follows:

- i) the interior side yard setback shall be nil;
- ii) the exterior side yard setback shall be nil;
- iii) the front yard setback shall be nil;
- iv) the rear yard setback shall be nil;
- v) the maximum lot coverage shall be a maximum of one hundred (100) percent.

11.3.59.2(c) The minimum number of automobile parking spaces shall be nil.

11.3.59.3 The use of land or building in this "Neighbourhood Commercial Special Zone No. 59 (C5 Sp.59)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

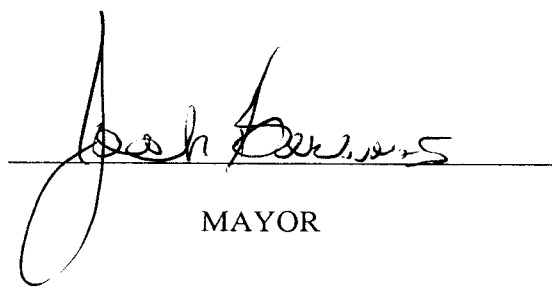
- 3) Section I 1 of By-law No. 28-80 is further amended by inserting "Schedule to Neighbourhood Commercial Special Zone No. 59 (C5 Sp.59)" as shown on Schedule "C" to this By-law.
- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O. Reg. 199/96 as amended.

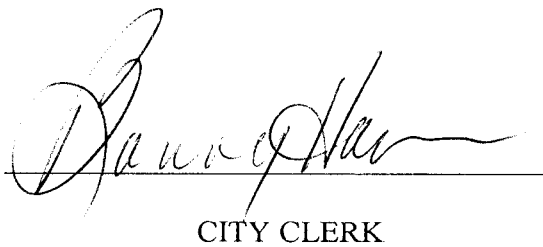
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.
- c) Where 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 11TH DAY OF JUNE  
2001.

READ A SECOND TIME IN OPEN COUNCIL THE 25TH DAY OF JUNE  
2001.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25TH DAY  
OF JUNE 2001.

  
MAYOR

  
CITY CLERK

This is Schedule "A"

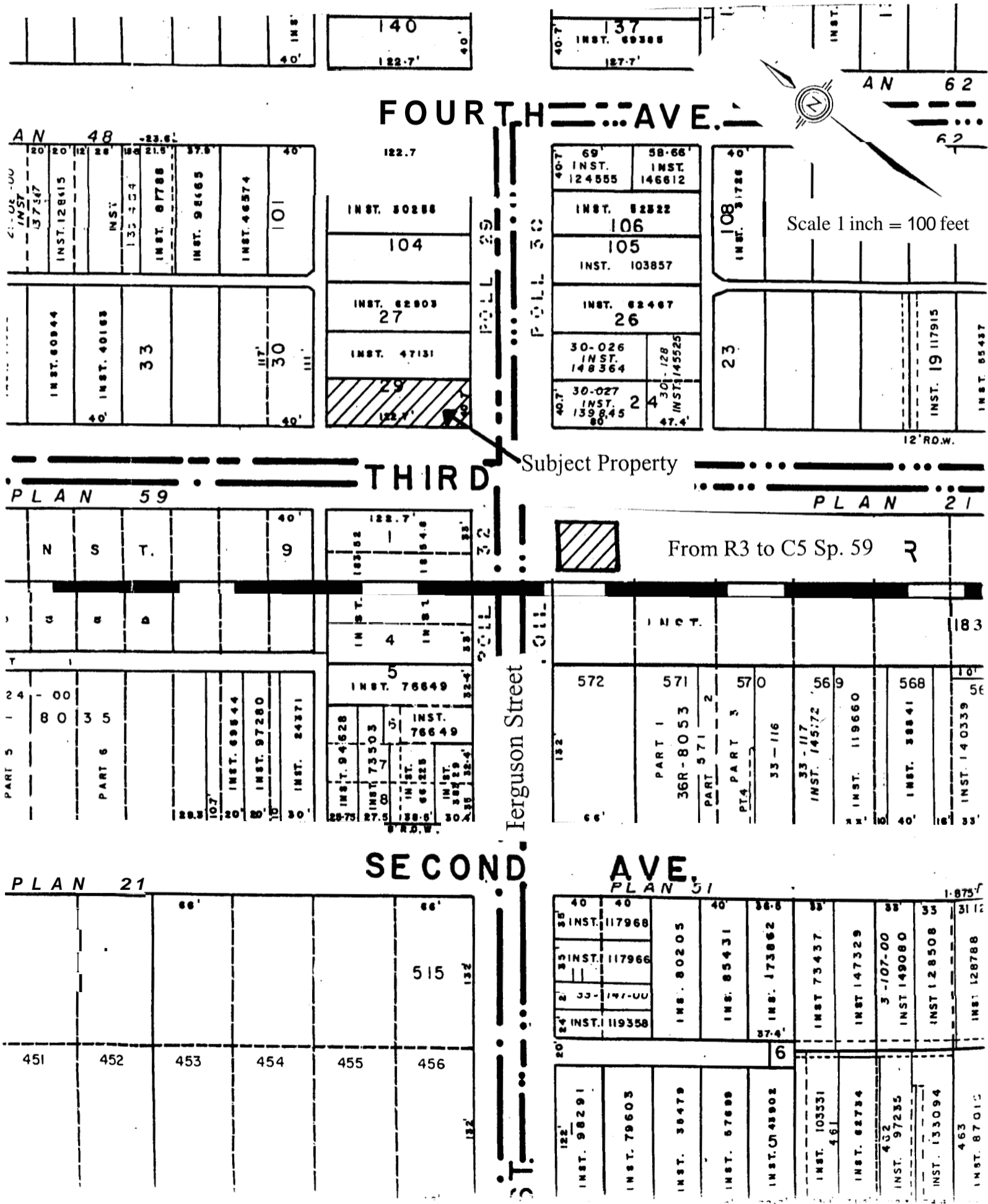
To By-Law No. 2001-61

Passed the 25th day of June

2001.

*[Signature]*  
 Mayor

*[Signature]*  
 City Clerk



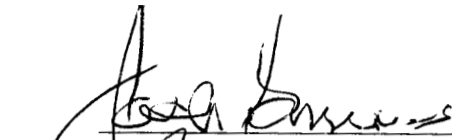
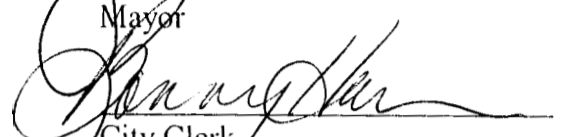


This is Schedule "C"

To By-Law No. 2001-61

Passed the 25th day of June

2001.

  
Mayor  
  
City Clerk

Schedule to "Neighbourhood Commercial Zone No. 59 (C5 Sp. 59)"

