

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

**BY-LAW NO. 1999-79**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON FISHER STREET, LAURENTIAN AVENUE AND THE NORTH BAY BY-PASS FROM A "COMMERCIAL SPECIAL ZONE NO. 2 ( C SP.2)" AND A "FLOODPLAIN AND EROSION (0.2)" ZONE TO A "REGIONAL COMMERCIAL ( C3)" ZONE (NORTHGATE SQUARE DEVELOPMENT LIMITED AND NORTH BAY PLAZA LIMITED - 1500 FISHER 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-52" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended;

**AND WHEREAS** the Council of The Corporation of the City of North Bay has indicated its intent to pass Official Plan Amendment No. 85.

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

- 1) Schedule "B-52" 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 Lot 18, Concession D, Parcels 15557 W&F and 14857 W&F) along Fisher Street, Laurentian Avenue, and the North Bay By-pass in the City of North Bay, shown as hatched on Schedule "B" attached hereto from a "Commercial Special Zone No. 2 ( C Sp.2)" and a "Floodplain and Erosion (0.2)" zone to a "Regional Commercial ( C3)" zone.
- 2) Subsection 6.4.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
  - "- lottery kiosk;
  - newspaper stand;
  - real estate outlet;
  - satellite postal outlet;
  - service establishments that are not obnoxious;
  - travel agency."

3) Subsection 6.4.2.1 of By-law No. 28-80 is amended by deleting it in its entirety and replacing it with the following new subsection:

“6.4.2.1 Maximum Lot Coverage of thirty-five (35) percent.”

4) All buildings or structures erected or altered and the use of land in such "Regional Commercial ( C3)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.

5) By-law No. 28-80 is further amended by deleting Subsection 11.3.2 in its entirety.

6) 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.

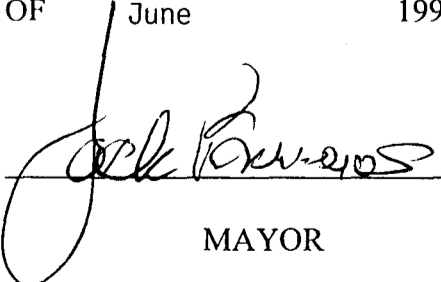
c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, 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.

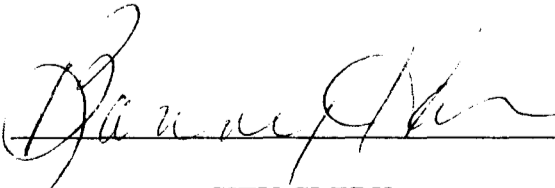
7) This By-law shall not come into force and effect until such time as Official Plan Amendment No. 85 has finally come into force and effect.

READ A FIRST TIME IN OPEN COUNCIL THE 14th DAY OF June  
199 9.

READ A SECOND TIME IN OPEN COUNCIL THE 28th DAY OF June  
199 9.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 28th DAY  
OF June 199 9.

  
MAYOR

  
CITY CLERK

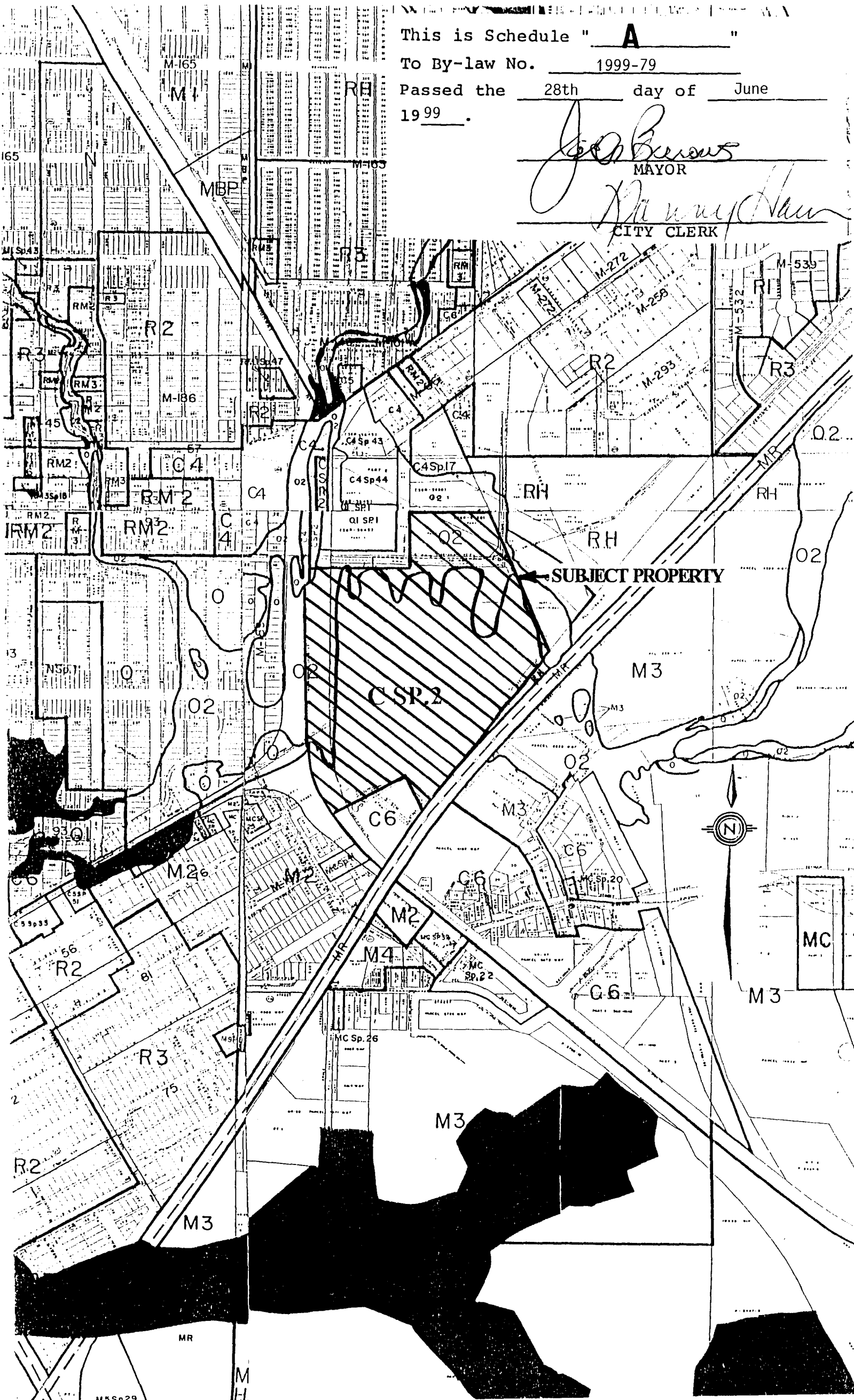
This is Schedule " A "

To By-law No. 1999-79

Passed the 28th day of June  
1999.

*Joe Berens*  
MAYOR

*Deanne Han*  
CITY CLERK



SUBJECT PROPERTY



MC

M3

M3

M3

MR

M5Sp29

M

This is Schedule "  B  "

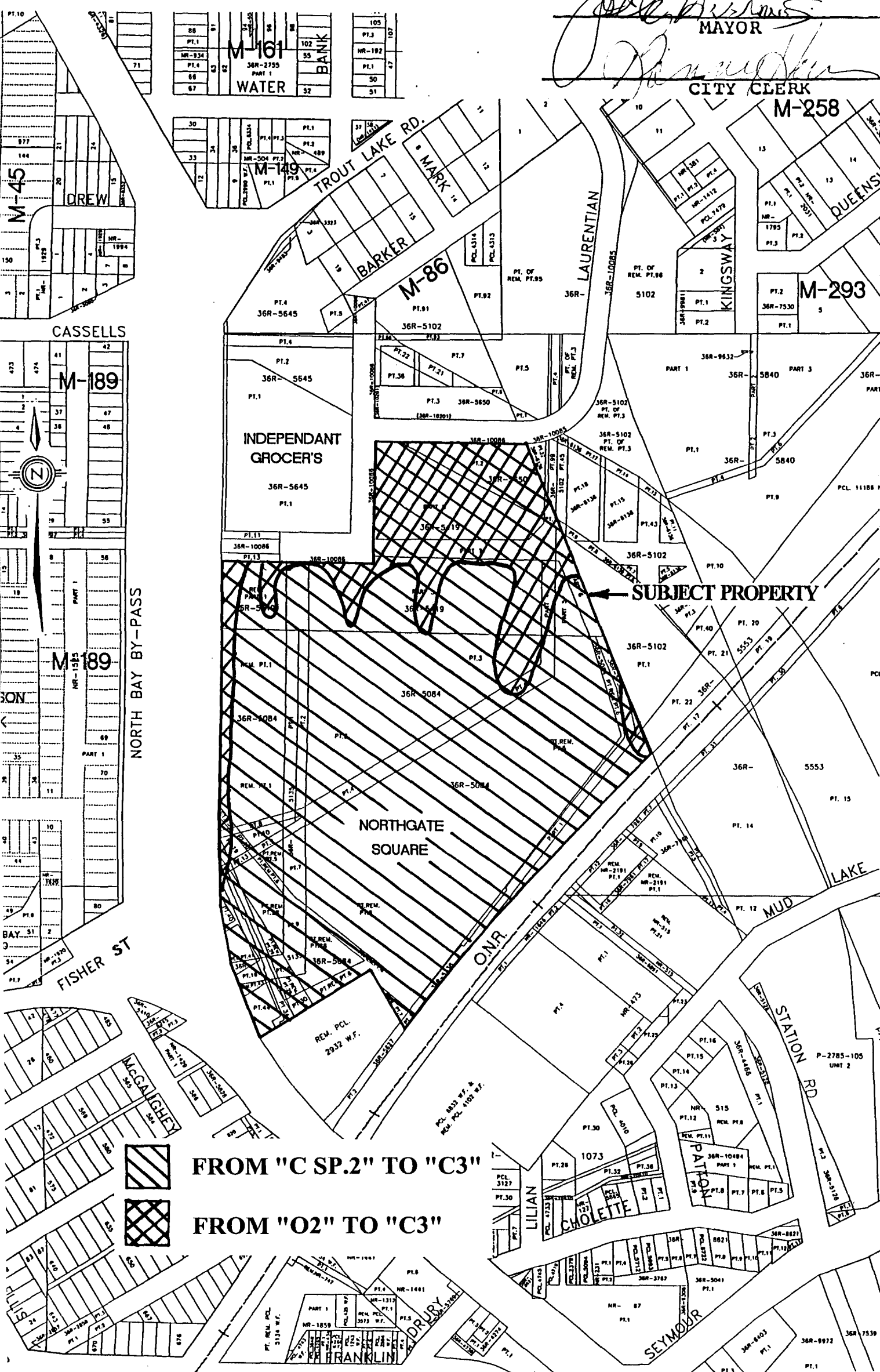
To By-law No.  1999-79


Passed the  28th  day of  June


19  99  .

*John Burns*  
MAYOR

*[Signature]*  
CITY CLERK



 FROM "C SP.2" TO "C3"

 FROM "O2" TO "C3"