

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

**BY-LAW NO. 2002-50**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON LAKESHORE DR  
FROM A "RESIDENTIAL SECOND DENSITY (R2)"  
ZONE TO A "NEIGHBOURHOOD COMMERCIAL  
SPECIAL ZONE N0.62 (C5 SP.62)"  
(DR. IVAN LATOUR – 307 LAKESHORE DR)**

**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-70" 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-70" 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 M-195, Lots 26, 27 & 28, Parcels 2350 and 16122 W&F) along Lakeshore Drive in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto from a "Residential Second Density (R2)" zone to a "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)".
- 2) Section 11 of By-law No. 25-80 is amended by inserting at the end thereof the following Section 11.3.62:
  - "1 1.3.62 "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)"
  - 11.3.62.1 The property description of this "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)" is Plan No. 175, Lots 26, 27 & 28, Parcel 2350 and 16122 W&F along Lakeshore Drive in the City of North Bay as shown on the attached Schedules and Schedule "B-70".
  - 11.3.62.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)" except for the following uses:
    - laundromat;
    - convenience stores;

- day-care facilities;
- dry cleaning depots;
- local retail stores;
- personal service establishments;
- professional and business offices; and
- restaurants.
- dwelling units connected to and forming an integral part of the commercial building, providing that 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.

11.3.62.2(b) The regulations for this "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62) are as follows:

- i) the interior side yard set back shall be 2.0 metres;
- ii) the exterior side yard set back shall be 4.5 metres;
- iii) the front yard set back shall be 4.5 metres;
- iv) the rear yard set back shall be 20 metres; and
- v) the maximum lot coverage shall be a maximum of twenty-five (25%) percent.

11.3.62.3 The use of land or building in this "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

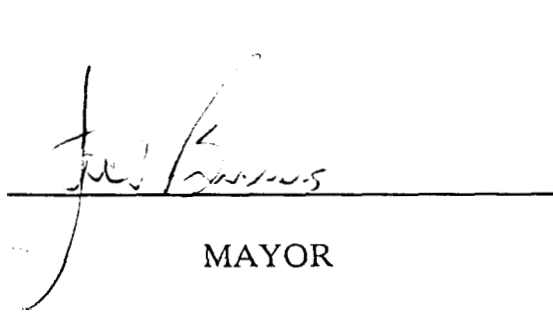
- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)" as shown on Schedule "C" to this By-law.
- 4)
  - a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 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

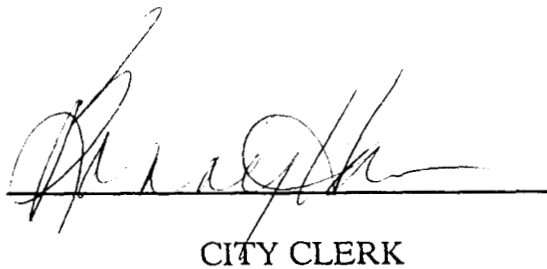
notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

READ A FIRST TIME IN OPEN COUNCIL THE 21<sup>ST</sup> DAY OF MAY  
2002.

READ A SECOND TIME IN OPEN COUNCIL THE 3<sup>RD</sup> DAY OF JUNE  
2002.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 3<sup>RD</sup> DAY  
OF JUNE 2002.

  
MAYOR

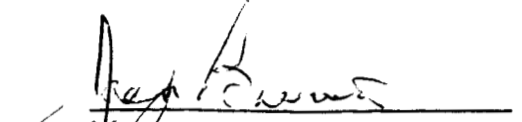
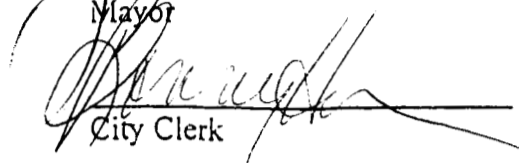
  
CITY CLERK

This is Schedule "A"

To By-Law No. 2002-50

Passed the 3RD day of JUNE

2002.

  
Mayor  
  
City Clerk



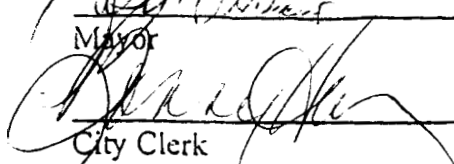
This is Schedule "B"

To By-Law No. 2002-50

Passed the 3RD day of JUNE

2002.

  
Mayor

  
City Clerk



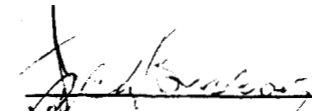
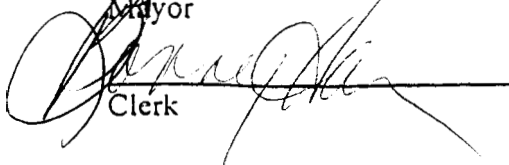
From "R2" to "C5 Sp.62"



This is Schedule "C"

To By-Law No. 2002-50

Passed the 3RD day of JUNE  
2002.

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk

Schedule to "Neighbourhood Commercial Special Zone No. 62 (C5 Sp.62)

