

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2003-26

A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON LAKESHORE
DRIVE FROM A "RESIDENTIAL THIRD DENSITY
(R3)" ZONE TO A "HIGHWAY COMMERCIAL
SPECIAL ZONE NO. 64 (C6 SP.64)"
(GIBB/LOWE - 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 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. 25-50 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on March 10, 2003 to approve this rezoning.

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-210, Pt. Lot 33, Rem. Pcl. 3513 W&F, Plan M-210, Part Lot 34, Rem. Pcl. 2976 W&F, Plan M-210, Pt. Lot 34) in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto from a "Residential Third Density (R3)" zone to a "Highway Commercial Special Zone No. 64 (C6 Sp.64)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.64:
 - "11.3.64 Highway Commercial Special Zone No. 64 (C6 Sp.64)"
 - 11.3.64.1 The property description of this "Highway Commercial Special Zone No. 64 (C6 Sp.64)" is Plan M-210, Pt. Lot 33, Rem. Pcl. 3813 W&F, Plan M-210, Part Lot 34, Rem. Pcl. 2976 W&F, Plan M-210, Pt. Lot 34 along Lakeshore Drive in the City of North Bay as shown on the attached Schedules and on Schedule "B-70".
 - 11.3.64.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Highway Commercial Special Zone No. 64 (C6 Sp.64)" except for the following uses:
 - private parking area;
 - animal hospitals;

- automobile sales showrooms;
- automobile service establishments including car wash establishments;
- automobile service stations and gas bars;
- banks and financial services;
- bed and breakfast establishments;
- clubs;
- farmers markets;
- flea markets;
- funeral homes;
- hotels, motels, restaurants and taverns;
- industrial equipment sales and service;
- new and/or used car lots;
- personal services establishments;
- places of entertainment;
- places of worship;
- public or private garages;
- recreational vehicle sales and service;
- repair garages;
- retail lumber and building supplies;
- vegetable or fruit market, and
- one (1) dwelling unit for a resident-owner either as part of the main building or detached.

11.3.64.3 The use of land or building in this "Highway Commercial Special Zone No. 64 (C6 Sp.64)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

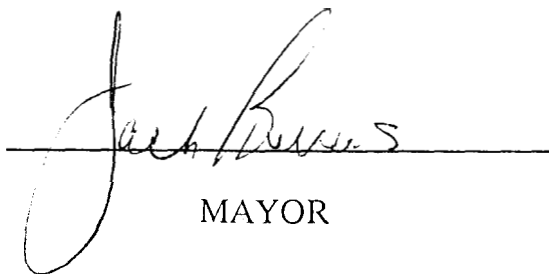
- 3) Section 11 of By-law No. 28-SO is further amended by inserting "Highway Commercial Special Zone No. 64 (C6 Sp.64)" as shown on Schedule "C" to this By-law.
- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O. Reg. 199/96 as amended.

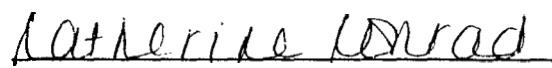
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.
- c) Where 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 10TH DAY OF MARCH
2003.

READ A SECOND TIME IN OPEN COUNCIL THE 24TH DAY OF MARCH
2003.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 24TH DAY
OF MARCH 2003.


MAYOR


CITY CLERK

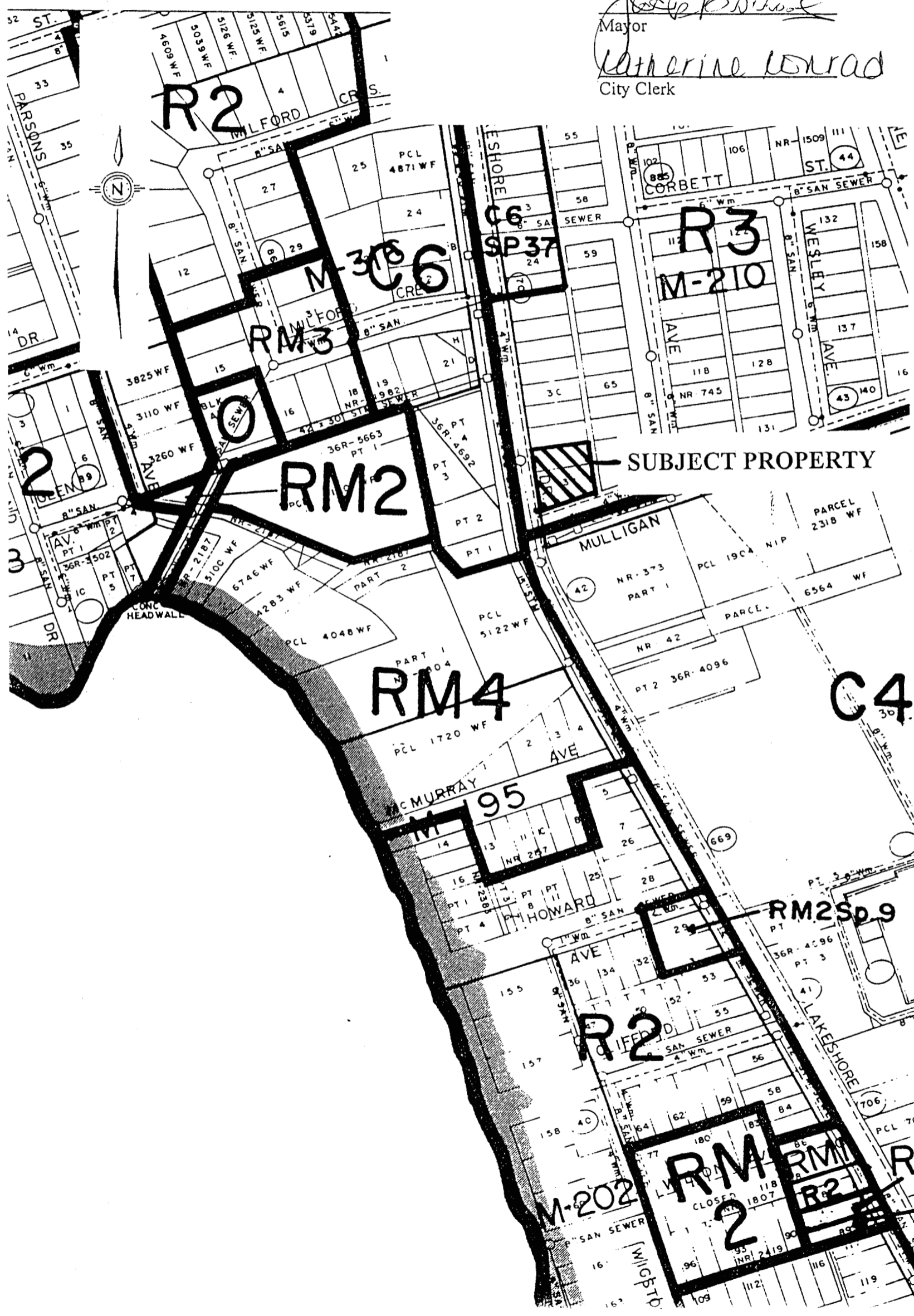
This is Schedule "A"

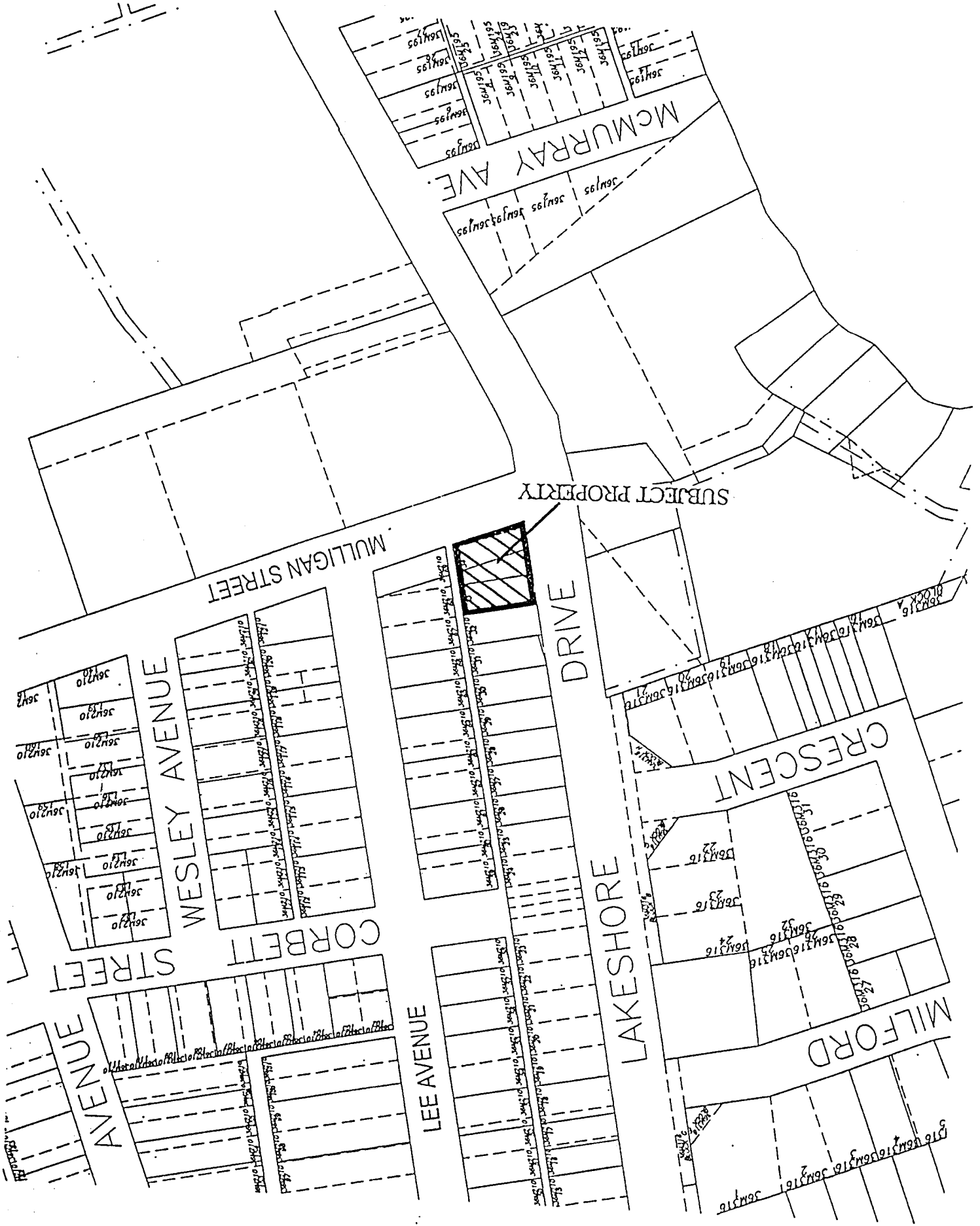
To By-Law No. 2003-26

Passed the 24th day of March 2003.

Mayor

Katherine Conrad
City Clerk





City Clerk

Mayor

Handwritten signature of the Mayor

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Passed the 24th day of March

To By-Law No. 2003-26

This is Schedule "B"

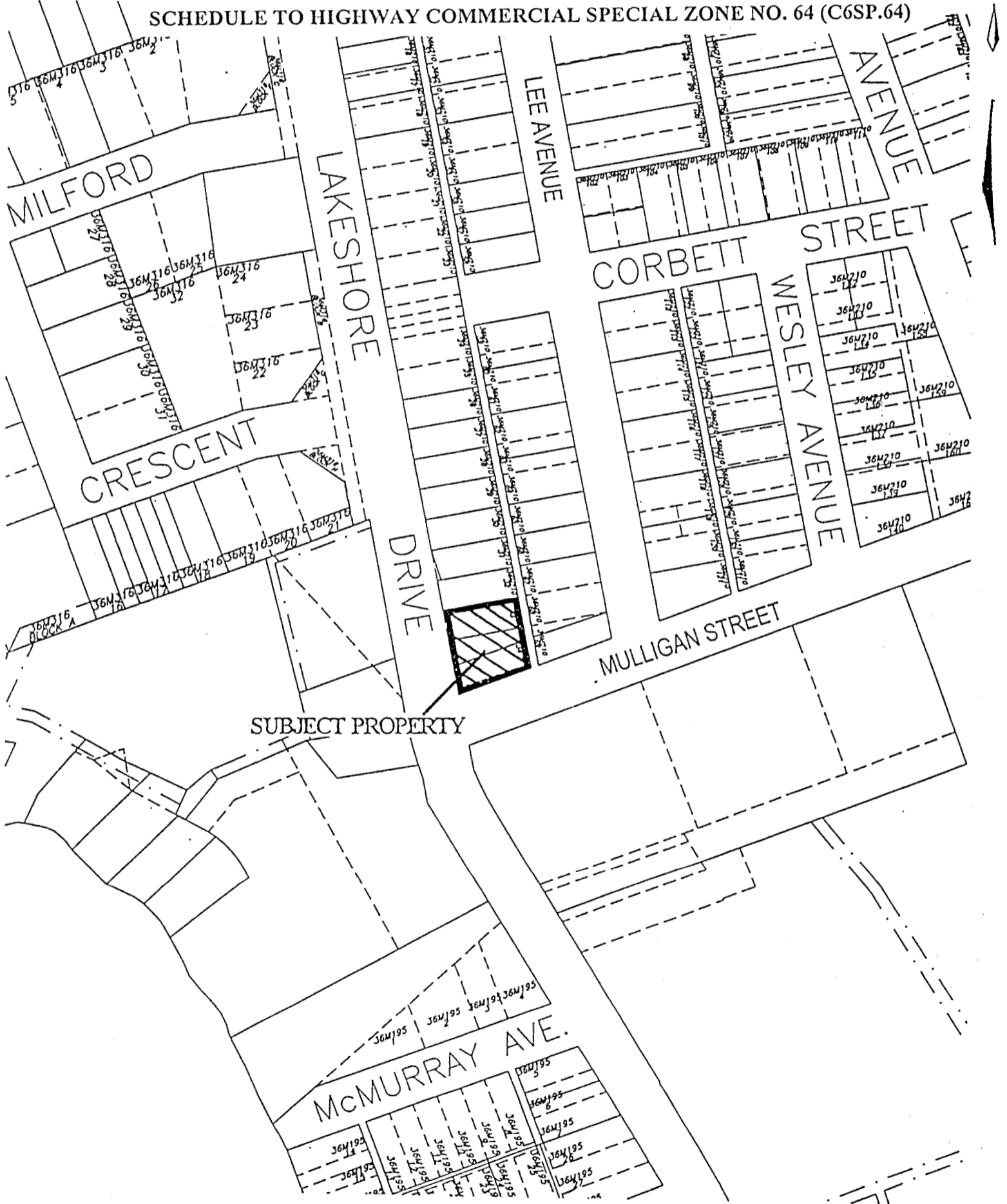
This is Schedule "C"

To By-Law No. 2003-26

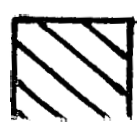
Passed the 24th day of March 2003.

[Signature]
Mayor
[Signature]
Catherine Conrad
Clerk

SCHEDULE TO HIGHWAY COMMERCIAL SPECIAL ZONE NO. 64 (C6SP.64)



SUBJECT PROPERTY



FROM "R3" TO "C6SP.64"