

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

**BY-LAW NO. 2004-161**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON LAROCQUE ROAD  
FROM "RESIDENTIAL HOLDING (RH)" ZONE TO A  
"NEIGHBORHOOD COMMERCIAL SPECIAL ZONE No. 69 (C5Sp. 69)"  
(PARKINSON – 30 LAROCQUE ROAD)**

**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 zoning designation shown on Schedule "B-21" and "B-31" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

**AND WHEREAS** Council passed a resolution on ~~September 20, 2004~~ to approve this rezoning.

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

- 1) Schedule "B-21" and "B-31" 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 Concession "A", Part Lot 22 Plan NR-1202, Part 1, Parcel 9659 W/F, Plan 36R-3046, Part 1, Parcel 11349, Plan 36R-5304, Part 1, Parcel 14985 W/F) along Larocque Road in the City of North Bay from a "Residential Holding (RH)" zone to a "Neighbourhood Commercial Special Zone No. 69 (C5 Sp. 69)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.69:
  - 11.2.69 "Neighbourhood Commercial Special Zone No. 69 (C5 Sp. 69)".
  - 11.2.69.1 The property description of this "Neighbourhood Commercial Special Zone No. 69 (C5 Sp. 69)" is Concession "A", Part Lot 22 Plan NR-1202, Part 1, Parcel 9659 W/F, Plan 36R-3046, Part 1, Parcel 11349, Plan 36R-5304, Part 1, Parcel 14985 W/F along Larocque Road in the City of North Bay as shown on the attached Schedule and on Schedules "B-21" and "B-31".
  - 11.2.69.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 69 (C5 Sp. 69) except for the following uses:

- small medical office; and
- a single detached dwelling.

11.2.69.2(b) For the purpose of this by-law, a small medical office shall mean an office to be used by medical practitioners and support staff, which shall be contained within the existing main building at the time of the passing of this by-law, or in the existing main building and an addition to the existing main building at the time of the passing of this by-law and shall not exceed 371 square metres (4000 square feet) in gross floor area and 2.5 storeys in height.

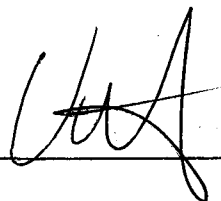
11.2.69.3 The use of land or building in this "Neighbourhood Commercial Special Zone No. 69 (C5 Sp. 69)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

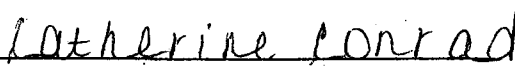
- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Neighbourhood Commercial Special Zone No. 69 (C5 Sp. 69)" as shown on Schedule "B" to this By-law.
- 4) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule "A" attached hereto are hereby designated as a site plan control area.
- 5)
  - 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 20TH DAY OF SEPTEMBER 2004.

READ A SECOND TIME IN OPEN COUNCIL THE 20TH DAY OF SEPTEMBER 2004.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 29TH DAY  
OF NOVEMBER 2004.

  
\_\_\_\_\_  
MAYOR

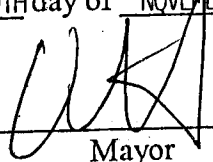
  
\_\_\_\_\_  
CITY CLERK



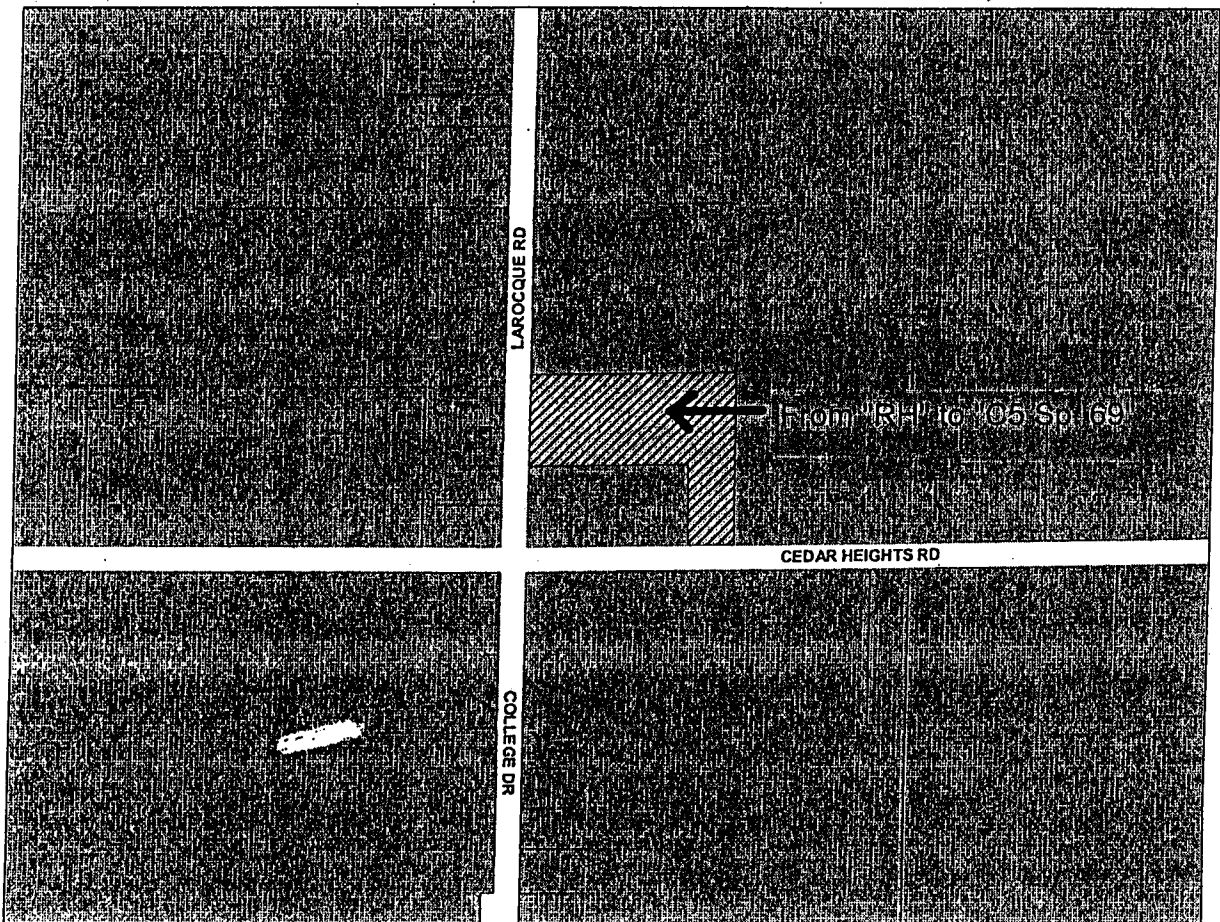
This is Schedule "B"

To By-law No. 2004-161

Passed the 29TH day of NOVEMBER 2004.

  
\_\_\_\_\_  
Mayor

Catherine Conrad  
City Clerk



SCALE 1 : 6,000

