

City of North Bay Report to Council

Report No: CSBU-2025-031

Date: May 22, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Official Plan Amendment & Zoning By-law Amendment –
668 Lakeshore Drive

Closed Session: yes ☐ no ☒

Recommendation

1. That the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 to amend the Official Plan Designation from “Tourist Commercial” to “Residential” be approved; and
2. That the proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 to rezone the property from a “Tourist Commercial (C7)” zone to a “Residential Multiple First Density Special No. 154 (RM1 Sp.154)” zone be approved.

Background

Site Information

Legal Description:

See Appendix A

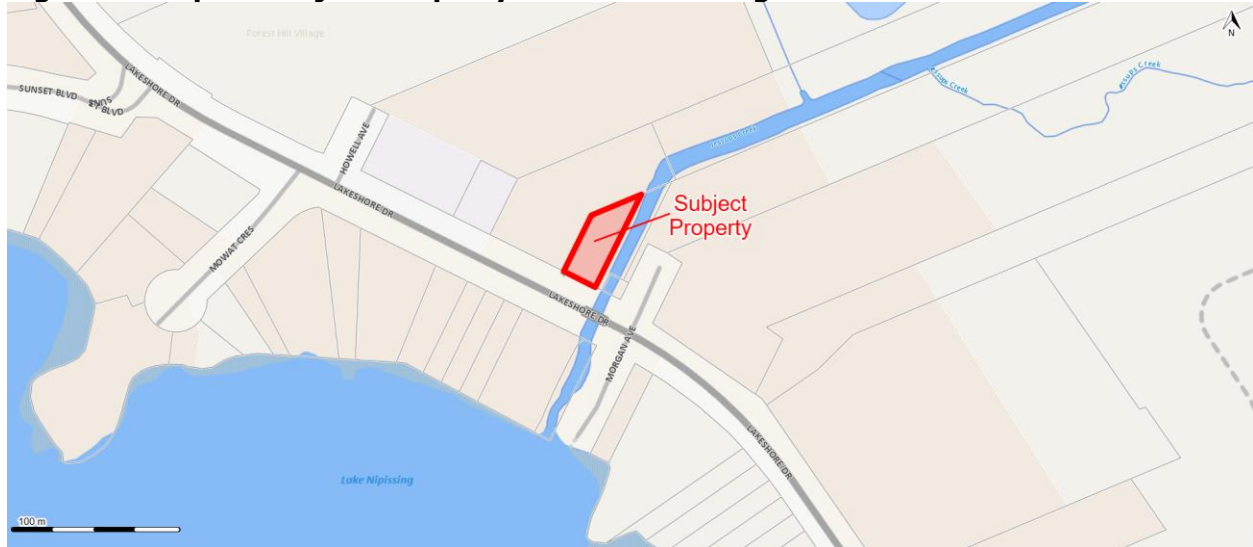
Site Description:

The subject property is an existing lot of record on Lakeshore Drive. It is located just east of the intersection of Sunset Boulevard and Lakeshore

Drive and directly adjacent to Jessups Creek, as shown below and on attached Schedule A.

It is designated "Tourist Commercial" by the Official Plan and is zoned "Tourist Commercial (C7)" under the City's Zoning By-law No. 2015-30.

Figure 1: Map of Subject Property and Surrounding Area



The property has an existing lot area of 700 square metres (0.07 hectares) and lot frontage of 17.3 metres on Lakeshore Drive, as shown on attached Schedule B.

The site is currently occupied by a five-unit residential building, a use that is not permitted under the existing 'Tourist Commercial (C7)' zoning designation

Surrounding Land Uses:

The subject property abuts Jessups Creek, and the surrounding area comprises a diverse mix of land uses:

- Commercial and Tourist Commercial Uses: Several hotels, motels, and restaurants are located along Lakeshore Drive and including four hotel/motels east of the subject property.
- Residential Uses: Low-density residential dwellings are prevalent throughout the area, with some medium-density townhouse developments also present.
- Institutional and Public Uses: A church is located a short distance to the west, along with Sunset Park and several public lake access points that serve the broader community.
- Industrial Uses: Industrial developments are located further east, beyond the immediate vicinity of the subject site.

Proposal

Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc., has submitted concurrent Official Plan and Zoning By-law Amendment applications for a property located at 668 Lakeshore Drive.

The Official Plan amendment would change the property's Official Plan designation from "Tourist Commercial" to "Residential".

The proposed Zoning By-law amendment would rezone the property from a "Tourist Commercial (C7)" zone to a "Residential Multiple First Density Special (RM1 Sp.)" zone.

The requested Special Zone provisions are as follows:

- Reduce the minimum Lot Frontage from the required 30 metres to the proposed 17 metres;
- Reduce the minimum Interior Side Yard Setback (northeastern property line) from the required 6 metres to the proposed 1.0 metres;
- Reduce the minimum Rear Yard Setback from the required 7 metres to the proposed 4.5 metres;
- Reduce the minimum Landscaping Buffer from the required 1.5 metres to the proposed 1.0 metres; and
- Reduce the minimum Usable Open Space (% of Gross Floor Area) from the required 50% to the proposed 35%.

The purpose of the proposed applications is to permit the use of the property as a five-unit apartment building.

As will be discussed in this report, the request from the applicant has been modified to limit the total number of units to the existing five units.

Summary

The subject property is situated on the west side of Jessups Creek. Historically, it was associated with a tourist cabin operation located on the east side of the creek, which included a convenience store and administrative functions. At that time, the building also contained two residential units.

Subsequently, the original use was discontinued, and the building was converted into five apartment units. This conversion occurred without the necessary permits from the City, and as a result, there are no official records or confirmed timelines documenting the alterations.

The application before City Council would legalize the existing five-unit apartment building under the Zoning By-law. The property owner is required

to obtain a Building Permit from the City's Building Department to complete the legalization process.

Both the Government of Ontario's Provincial Policy Statement and the City's Official Plan contain policies that encourage the development of new housing units. These same policy documents also encourage the placement of increased levels of density within a community's Settlement Area. As discussed in further detail throughout this report, the proposed development is consistent with these two broad objectives.

The subject property is located in a mixed-use neighbourhood characterized by a blend of tourist commercial and residential uses. The existing built form is well suited for residential occupancy, and similar residential uses are found in the immediate vicinity, including directly across the street on the south side of Lakeshore Drive. It is my opinion that the use of the property for residential purposes would be compatible with the character of the area.

The North Bay Mattawa Conservation Authority has expressed concerns regarding the location of the proposed residential development and its proximity to Jessups Creek. They have requested that the number of uses not increase beyond the existing five units. Planning Staff consulted with the agent for the applicant. They expressed no concerns with the Zoning By-law Amendment limiting the number of units to five.

There were no responses or objections from any member of the public regarding the proposed Official Plan and Zoning By-law amendment applications.

It is my professional opinion that the proposed Zoning By-law Amendment is in conformity with the Official Plan and the Growth Plan for Northern Ontario (GPNO 2011) and the end use is consistent with the Provincial Planning Statement (PPS 2024).

Provincial Policy

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and Aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional

economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed development conforms with the City's Official Plan.

In my professional opinion, the proposed Official Plan Amendment and Zoning By-law Amendment applications conform with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Provincial Planning Statement (PPS 2024)

A new Provincial Planning Statement (PPS 2024) was recently issued by the Provincial Government. The new PPS 2024 is applicable to all decisions made on planning matters on or after October 20, 2024. This proposal has been reviewed in the context of the Provincial Planning Statement (PPS 2024).

Excerpts of the Provincial Planning Statement (PPS 2024) applicable to this application are outlined below.

The new Provincial Planning Statement prioritizes the development of new housing units and directs municipalities to plan for and support development that increases the housing supply across Ontario. It emphasizes the need to build more homes where they are needed, particularly within Settlement Areas, to accommodate current and future population growth. There are several sections and policies from within the PPS 2024 that provide this direction, as cited below:

2.1.6 Planning authorities should support the achievement of *complete communities* by:

a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

2.2.1 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:

...

- b) permitting and facilitating:
 - 1. all *housing options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*;

To provide additional perspective of the above referenced policies of the PPS 2024, Housing Options is defined as:

Means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

In addition to these Housing policies, the PPS 2024 encourages the densification of development within the Settlement Area. This is a longstanding objective of land use policies, including previous iterations of the PPS. Section 2.3.1 of the PPS 2024 (Settlement Area) are referenced below:

- 1. *Settlement areas* shall be the focus of growth and development. Within *settlement areas*, growth should be focused in, where applicable, *strategic growth areas*, including *major transit station areas*.

2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;...*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

Taken together, the PPS 2024's Housing Policies and the Settlement Area policies have the effect of encouraging new housing development, particularly within the Settlement Area.

The proposed Official Plan and Zoning By-law amendment applications would recognize and permit the existing five residential units. This would help achieve the goals of the PPS 2024.

It is my professional opinion that the end use of the proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with the Provincial Planning Statement (PPS 2024).

Official Plan

The property is currently designated "Tourist Commercial" in the City of North Bay's Official Plan. The proposed applications would amend the property's Official Plan designation to "Residential".

One of the primary goals of the Official Plan is to concentrate increased levels of development and density within the City's Urban Area. This is a general objective that applies citywide and across most Official Plan designations. Official Plan policies relevant to this application are cited below:

1.4.2 Guiding Principles

North Bay endorses the principles of "smart growth" by concentrating growth within the Settlement Area in a manner that new development has easy access to employment lands, commercial lands, residential lands, parks, trails and public transit. North Bay continue the practice of concentrating growth within the Settlement Area in a manner that allows new development to have easy and efficient access to employment, residential, commercial and park areas.

...

Environmental sustainability will be achieved by concentrating urban built form within the Settlement Area and through infilling, intensification, and reclamation of brownfields.

2.1 Settlement Area Policies

It is the objective of this Plan to concentrate new growth and redevelopment within the Settlement Area and to develop new land for residential, employment area, commercial, park & open space and institutional uses.

2.1.1 Infill and intensification developments will be primarily encouraged in the Central Business District (CBD) and surrounding neighbourhoods, where appropriate, and where adequate municipal services, facilities, and transit routes exist. Infilling and intensification will also be promoted in other areas of the City where there is appropriate infrastructure and new development or redevelopment is compatible with surrounding land uses.

The intent of concentrating development within the Settlement Area in this manner is to optimize use of public services that are available. It also reduces the amount of land utilized to provide housing to residents.

The proposed development of five residential units on a lot measuring approximately 0.07 hectares with 17.3 metres of frontage represents an efficient and optimal use of the land. This level of density is well-suited to the property's size and context, maximizing its residential potential while remaining compatible with the surrounding built form.

The City of North Bay's Official Plan includes specific policies aimed at supporting housing development. Its overarching vision is to ensure the provision of a diverse range of housing options, enabling residents of varying needs, incomes, and life stages to access suitable and affordable housing within the community.

Specific Housing policies relevant to this application are cited below:

2.1.11 Housing Policies

It is the general intent of this Plan to encourage the development and maintenance of an efficient and pleasant environment for all lifestyles. In providing for these demands, the objective is an appropriate mixture of densities and an arrangement that will minimize conflicts between different forms of housing.

...

2.1.11.2 The following general policies are intended to assist the City in its determination of housing requirements for the various special need groups in the City:

a) To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements to the population;

...

2.1.11.3 In the development of new residential neighbourhoods, and

as far as possible in the infilling of those already established, or in redevelopment in older neighbourhoods, high standards of residential amenity will be encouraged through the use of the following design principles:

...

b) Varieties of residential types will not be mixed indiscriminately, but will be arranged in a gradation so that higher density developments will complement those of a lower density, with sufficient spacing between tall apartments and lower row houses and single detached houses to maintain privacy, amenity and value;

North Bay's Official Plan includes policies specifically pertaining to housing. The overall intent of these policies is to encourage the development of new housing and to create neighbourhoods made up of a variety of different forms of housing. Relevant housing policies are cited below:

2.1.11 Housing Policies

It is the general intent of this Plan to encourage the development and maintenance of an efficient and pleasant environment for all lifestyles. In providing for these demands, the objective is an appropriate mixture of densities and an arrangement that will minimize conflicts between different forms of housing.

...

2.1.11.2 The following general policies are intended to assist the City in its determination of housing requirements for the various special needs groups in the City:

a) To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements to the population;

...

2.1.11.3 In the development of new residential neighbourhoods, and as far as possible in the infilling of those already established, or in redevelopment in older neighbourhoods, high standards of residential amenity will be encouraged through the use of the following design principles:

...

b) Varieties of residential types will not be mixed indiscriminately, but will be arranged in a gradation so that higher density developments will complement those of a lower density, with sufficient spacing between tall apartments and lower row houses and single detached houses to maintain privacy, amenity and value;

c) Sufficient land is to be assembled for residential developments to eliminate isolated parcels that would be difficult to develop or redevelop at a later date;

d) Prior to any zoning changes to permit residential development it

shall be established that schools, parks and all other services are adequate according to the standards in this Plan, and that access points to multiple family accommodations are adequate and safe;

The proposed use of the subject property as an apartment building is consistent with these policies. The neighbourhood is largely comprised of residential and commercial uses. The majority of the residential uses are low density, with some townhouse uses. There does not appear to be any apartment uses in the near vicinity of the property.

The Official Plan includes more specific policy that provides direction towards the placement of high-density residential housing within the City, as identified below:

- 2.1.12.2 High and medium density developments should include common facilities, such as parks or open space.*
- 2.1.12.3 High density developments will be encouraged to locate in suitable areas including:
 - a) the Central Business District and its immediate vicinity, or*
 - b) in close proximity to major shopping areas, community facilities, open space and recreational facilities, or*
 - c) in peripheral locations around residential neighbourhoods with access to major collector or arterial roads, or*
 - d) when designed as an integral part of a new Plan of Subdivision.**
- 2.1.12.4 Apartment buildings shall be sited so that they:
 - a) enhance the visual image of the City;*
 - b) create focal points that emphasize important locations in the City;*
 - c) do not unduly overshadow or interfere with visual amenities of lower density residential areas by reason of their bulk; and*
 - d) relate compatibly with existing buildings and with the character of the immediate area, and do not constitute an intrusion into an established area of lesser density.**
- 2.1.12.7 In the development of new apartment buildings, the City may require that a minimum amount of the land, or an equivalent amount of cash, be dedicated for park or open space purposes.*
- 2.1.12.8 In considering applications for higher density residential uses, it shall be clearly demonstrated to the satisfaction of the City that no undue pressure will result on:*

- a) arterial or collector roads;
- b) parks, open space and recreational facilities;
- c) schools; and
- d) sewers and water mains.

- 2.1.12.9 *Apartments shall not be approved where major traffic flows will result on local streets serving low density residential development.*
- 2.1.12.10 *Apartment buildings shall be separated from adjacent dwellings by a distance sufficient to maintain adequate privacy, amenity and the value of surrounding property.*
- 2.1.12.11 *The City shall ensure that existing and future low density residential uses shall be protected from future high density residential development through the use of adequate setbacks and buffering.*
- 2.1.12.12 *There shall be no development of high density residential units except by site plan control, as provided for in the Planning Act.*

The subject applications pertain to an existing development on an existing parcel of record. While this property is not in the primary areas encouraged for apartments as specified by Section 2.1.12.3, it does meet a lot of the other criteria identified by the Official Plan.

The development is a low-profile building that does not overshadow any of the neighbouring properties. The property is located directly on a major four-laned arterial, therefore will not have any negative effect on local roads. The proposed use will not place any undue pressure on any public service.

It is my professional opinion that the proposed Official Plan and Zoning By-law Amendment applications are appropriate and conforms to the City of North Bay's Official Plan.

Zoning By-Law No. 2015-30

The subject property is presently zoned "Tourist Commercial (C7)". The existing C7 zone permits the following uses:

- Brewery, Micro;
- Camping Establishment;
- Convenience Store;
- Distillery, Micro;
- Efficiency Unit;
- Financial Institution;
- Flea Market;

- Hotel;
- Marina;
- Non-Principal Dwelling Unit Short-Term Rental;
- Park, Public;
- Parking Area;
- Personal Service Establishment;
- Pet Grooming;
- Places of Entertainment;
- Places of Worship;
- Recreational Vehicle and Equipment Sales, Service, and Leasing;
- Restaurant;
- Retail Store;
- Retail Store, Local; and
- Tourist Cabin

The applicant is proposing amending the property's Zoning to a "Residential Multiple First Density Special (RM1 Sp.)" zone.

The proposed RM1 Sp. zone would permit the following uses:

- Apartment Dwellings;
- Boarding, Lodging or Rooming House;
- Group Home Type 2;
- Parks, Playgrounds and Non-profit uses;
- Day Nursery;
- Institutional Uses; and
- Principal Dwelling Unit Short-Term Rental.

The requested Special Zone provisions are as follows:

- Reduce the minimum Lot Frontage from the required 30 metres to the proposed 17 metres;
- Reduce the minimum Interior Side Yard Setback (northeastern property line) from the required 6 metres to the proposed 1.0 metres;
- Reduce the minimum Rear Yard Setback from the required 7 metres to the proposed 4.5 metres;
- Reduce the minimum Landscaping Buffer from the required 1.5 metres to the proposed 1.0 metres; and
- Reduce the minimum Usable Open Space (% of Gross Floor Area) from the required 50% to the proposed 35%.

The subject property is able to meet all other regulations of the Zoning By-law.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

Of the agencies that provided comments, the Building Department, North Bay Hydro and the Ministry of Transportation, each offered no concerns or objections.

The North Bay Mattawa Conservation Authority (NBMCA) expressed concerns regarding residential units within the floodway of Jessups Creek. The NBMCA recommended not increasing the number of residential units on this property, however, offered no objection to maintaining the existing five (5) residential units.

Planning staff consulted with the Agent for the property owner. They did not have any concerns with this approach. If approved by City Council, the By-law implementing the Zoning By-law Amendment would include a special zone provision limiting the number of units to five.

No correspondence from any member of the public was received regarding this application.

A complete copy of this correspondence is attached to this Report as Appendix B.

No other correspondence was received on this file.

Financial/Legal Implications

None to the City of North Bay

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment
- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community
- Facilitate the development of housing options to service the needs of the community

Options Analysis

Option 1:

1. That the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 to amend the Official Plan Designation from "Tourist Commercial" to "Residential" be approved; and
2. That the proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 to rezone the property from a "Tourist Commercial (C7)" zone to a "Residential Multiple First Density Special No. 154 (RM1 Sp.154)" zone be approved.

Option 2:

To deny the proposed applications. This option is not recommended.

Recommended Option

Option 1 is the recommended option.

1. That the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 to amend the Official Plan Designation from "Tourist Commercial" to "Residential" be approved; and
 2. That the proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 to rezone the property from a "Tourist Commercial (C7)" zone to a "Residential Multiple First Density Special No. 154 (RM1 Sp.154)" zone be approved.
-

Respectfully submitted,

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

We concur with this report and recommendation.

Name Beverley Hillier, MCIP, RPP
Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP. RPP
Title: Director, Community Services

Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

W:\PLAN\Planning\Reports to Committees & Council (C11)\to Council\2025\CSBU 2025-031 –
Proposed Official Plan and Zoning By-law Amendment applications – 668 Lakeshore Drive

Appendix A

PIN 49175-0088 (LT)

PCL 2388 SEC WF; Firstly LT 292 PL M203 West Ferris; LT 293 PL M203 West Ferris; LT 294 PL M203 West Ferris; Secondly PT LT 39 CON 15 West Ferris; PT LT 40 CON 15 West Ferris as in LT49351 Except LT80240 & PT 4, 6 & 9, 36R6475; S/T LT95916 as amended by LT319115; S/T LT236352; North Bay ; District of Nipissing

Appendix B – Correspondence

Building Services

Member: Carly Price

Status: Approved

No concerns

Planning

Member: Sasha Fredette

Status: Approved

Please see attached Zoning Analysis Sheet for a detailed review of the proposal's compliance with Zoning By-law regulations

Public Works

Member: Scott Franks

Status: Approved

Roads and Traffic

- Entrance must comply with the CNB Private Approach ByLaw

<https://www.northbay.ca/media/ifwkps0p/by-law-no-2017-72-private-approach.pdf> and must fill out a Private Approach application <https://www.northbay.ca/media/kcrpqrox/private-approach-permit-application-fillable-2022.pdf>

- Any work done on CNB property will require a street work permit

<https://www.northbay.ca/media/oknin5oe/street-work-permit-2022.pdf>

- If work on CNB property takes place restoration costs will be calculated and used as security until all work is completed. Compaction testing by a third party is also required if work on CNB property takes place.

- Snow from private driveway and parking must be stored on private property as per 2019-85 and not on CNB right of way

Hydro

Member: Roch Pilon, NB Hydro

Status: Approved

Distribution service is available at the property up to 1MVA. The extension shall be fed from the existing electrical service. If an increased service is required, the developer shall advise North Bay Hydro.

Ministry of Transportation

Member: Gabriel Nimoh

Status: Approved

Thank you for circulating this application regarding the property at 670 Lakeshore Drive to the Ministry of Transportation (MTO). The MTO has reviewed the proposal, and I can confirm that the subject lands are located outside the MTO's permit control area (PCA). Therefore, we have no comments to provide at this time. Please do not hesitate to contact me if you have any questions or concerns.

NBMCA

Member: Hannah Wolfram

Status: Approved

The subject lands are located within the regulated floodway for Jessups Creek. Increases in land use risk are not recommended in flood prone areas. NBMCA also regulates development within and adjacent hazard lands under O. Reg 41/24. Where alterations, reconstruction, and/or removal of existing development on the property are proposed, pre-consultation with NBMCA is highly recommended and authorization will likely be required.

Where assurances of no future increase in land use risk or to the existing living density can be demonstrated and confirmed, NBMCA would recommend the approval of the proposed rezoning and OP amendment for 670 Lakeshore Drive.

Schedule A



Schedule B

