

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 37-82

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 907
TO REZONE LANDS ON LAKESHORE DRIVE FROM
NEIGHBOURHOOD COMMERCIAL TO HIGHWAY COMMERCIAL
SPECIAL (BERT SIMPSON)

WHEREAS upon the request of the property owner concerned and with the approval of the local Planning Board, it is considered advisable to amend By-Law No. 907 to amend the zone designation as shown on Schedule "B" of By-Law No. 907 pursuant to section 39 of the Planning Act, R.S.O. 1980, chapter 379.

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

1. Schedule "B" of By-Law No. 907 is amended by changing the zoning designation of the land shown on Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Lot 102 of Plan 100 in the former Township of West Ferris, from "Neighbourhood Commercial (NC)" Zone to a "Highway Commercial Special 4-82 (C.6SP 4-82)" Zone, as shown on Schedule "B" attached hereto and forming part hereof.
2. No building or structure shall be erected or caused to be erected and no land shall be used in said "Highway Commercial Special 4-82 (C.6SP 4-82)" Zone, except in conformity with the following regulations herein set forth:

I) PERMITTED USES:

Animal Hospitals;
Automobile Sales Showrooms;
Automobile Service Establishments
including Car Wash Establishments;
Automobile Service Stations and
Gas Bars;
Clubs and Fraternal Organizations;
Hotels, Motels, Restaurants and
Taverns;
Industrial Equipment Sales and
Service;
New and/or Used Car Lots;
Places of Entertainment;
Places of Worship;
Public or Private Garages;
Recreational Vehicle Sales and
Service;
Retail Lumber and Building Supplies;
Service Establishments that are not
Obnoxious;
Vegetable or Fruit Market.

II) REGULATIONS:

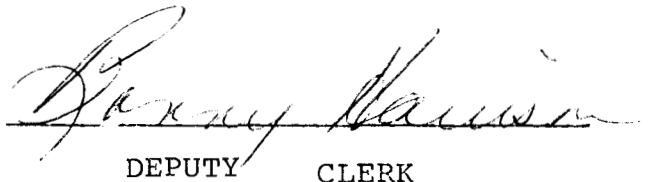
- (a) The maximum lot coverage shall be forty (40) percent.

- (b) The setback from the front lot line shall be a minimum of twelve (12) metres where parking is provided in front of the commercial use or four and five-tenths (4.5) metres where parking is provided in the side or rear yard.
 - (c) The setback from the side yard shall be a minimum of four and five tenths (4.5) metres except where the side lot line abuts a Residential or Open Space Zone in which case the setback from the said lot line shall be a minimum of seven and six tenths (7.6) metres.
 - (d) Where a side lot line abuts a street, the setback from the said side lot line shall be a minimum of twelve (12) metres.
 - (e) The setback from the rear lot line shall be a minimum of seven and six tenths (7.6) metres.
3. All buildings or structures erected or altered and the use of land in such "Highway Commercial Special 4-82 (C.6SP 4-82)" Zone hereby established shall conform to all applicable provisions of By-Law No. 907 except as hereby expressly varied.
4. (a) Notice of this By-Law shall be given in the manner and form and to the persons prescribed by Ontario Regulation 78/80;
- (b) Where no notice of objection is filed with the Clerk of The Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-law thereupon comes into force and effect;
- (c) Where notice of objection is filed with the Clerk of The Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, this By-law shall come into force and effect upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 15th DAY OF February, 1982.
READ A SECOND TIME IN OPEN COUNCIL THIS 1st DAY OF March, 1982.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS
1st DAY OF March, 1982.



MAYOR



DEPUTY CLERK

This is Schedule " A "

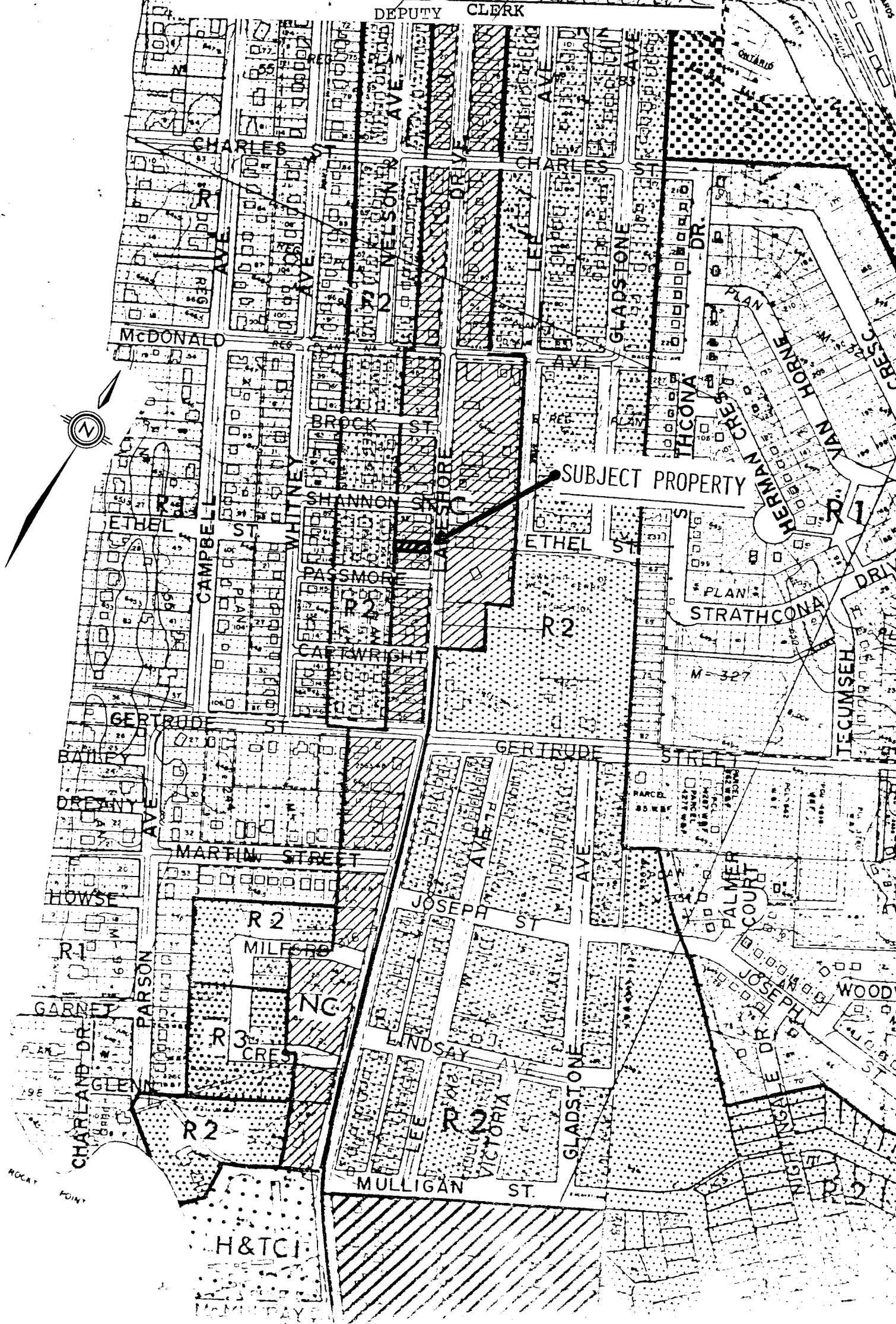
To By-law No. 37-82

Passed the 1st day of March

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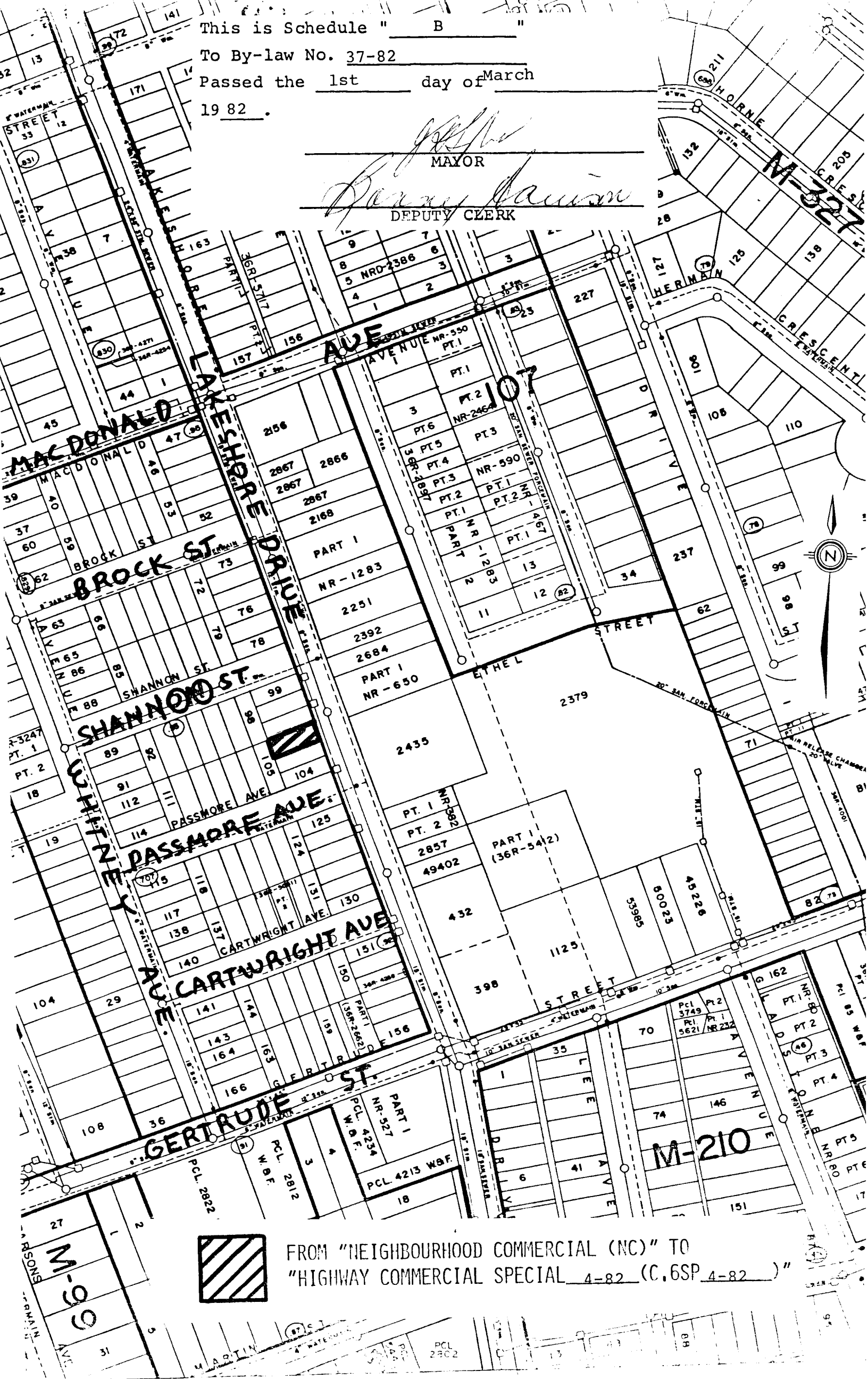
[Signature]
MAYOR

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DEPUTY CLERK



This is Schedule " B "
To By-law No. 37-82
Passed the 1st day of March
19 82 .

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MAYOR
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DEPUTY CLERK



FROM "NEIGHBOURHOOD COMMERCIAL (NC)" TO
"HIGHWAY COMMERCIAL SPECIAL 4-82 (C.6SP 4-82)"