

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 44-74

BEING A BY-LAW TO AMEND BY-LAW NO. 907 OF THE FORMER TOWNSHIP OF WEST FERRIS PURSUANT TO SECTION 35 OF THE PLANNING ACT, R.S.O. 1970, CHAPTER 349, AND AMENDMENTS THERETO.

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 of the former Township of West Ferris to provide for an alteration in the zoning designation as shown on Schedule "B" which forms part of said By-law No. 907;

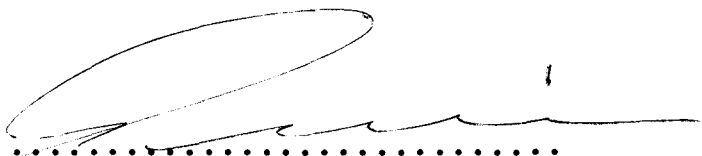
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

1. Schedule "B" of By-law No. 907 of the former Township of West Ferris is amended by changing the zoning designation of the land shown on that part of said zoning map set out in Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Lots 50, 51 and 52 of Plan A-100 and the east sixteen (16) feet of Lot 53, Plan A-100, shown as hatched on Schedule "B" attached hereto and forming part hereof from "Neighbourhood Commercial Zone (NC) and "Residential Second Density" (R2 to "Neighbourhood Commercial Special Zone 23-74" (NC Special 23-74).
2. For the purposes of this By-law, all buildings and structures erected or altered in said "Neighbourhood Commercial Special Zone 23-74" (NC Special 23-74) shall conform to the regulations hereinafter set forth:
 - (a) REAR YARD
Where the rear yard abuts a Residential or Open Space Zone, a minimum of twenty (20) feet shall be required.
3. All buildings and structures erected or altered in the "Neighbourhood Commercial Special Zone 23-74" (NC Special 23-74) hereby established shall conform to all other applicable provisions of said By-law No. 907 except as hereby expressly varied.
4. This By-law shall take effect from the date of passing by Council and shall come into force upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 1ST DAY OF APRIL, 1974

READ A SECOND TIME IN OPEN COUNCIL THIS 16TH DAY OF APRIL, 1974.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 16TH DAY OF APRIL, 1974.



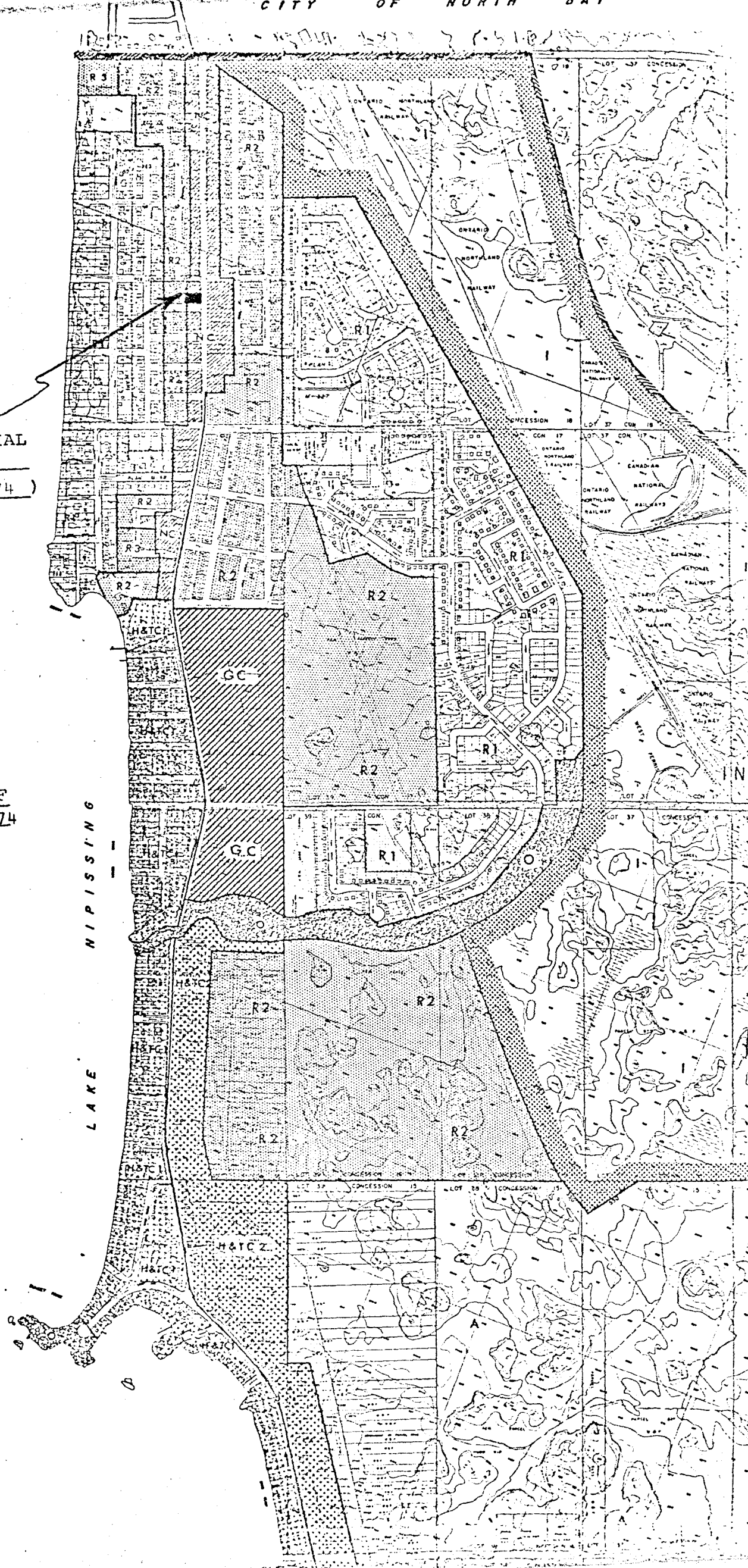
.....
MAYOR



.....
CITY CLERK

NEIGHBOURHOOD
COMMERCIAL SPECIAL
ZONE 23-74
(NC SPECIAL 23-74)

SCHEDULE "A" OF
BY-LAW NO. 44-74



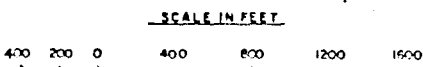
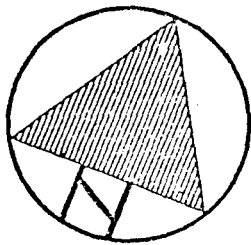
SCHEDULE 'B'
BY-LAW N^o 907
TOWNSHIP OF WEST FERRIS
ZONING MAP

BY
PROCTOR, REDFERN, BOUSFIELD & BACON
 CONSULTING ENGINEERS & TOWN PLANNERS
 75 EGLINTON AVENUE EAST TELEPHONE 487-1171 TORONTO 12

DRAWN D.L.	APPROVED	DATE SEPT/64	DRAWING NO X-61204-5
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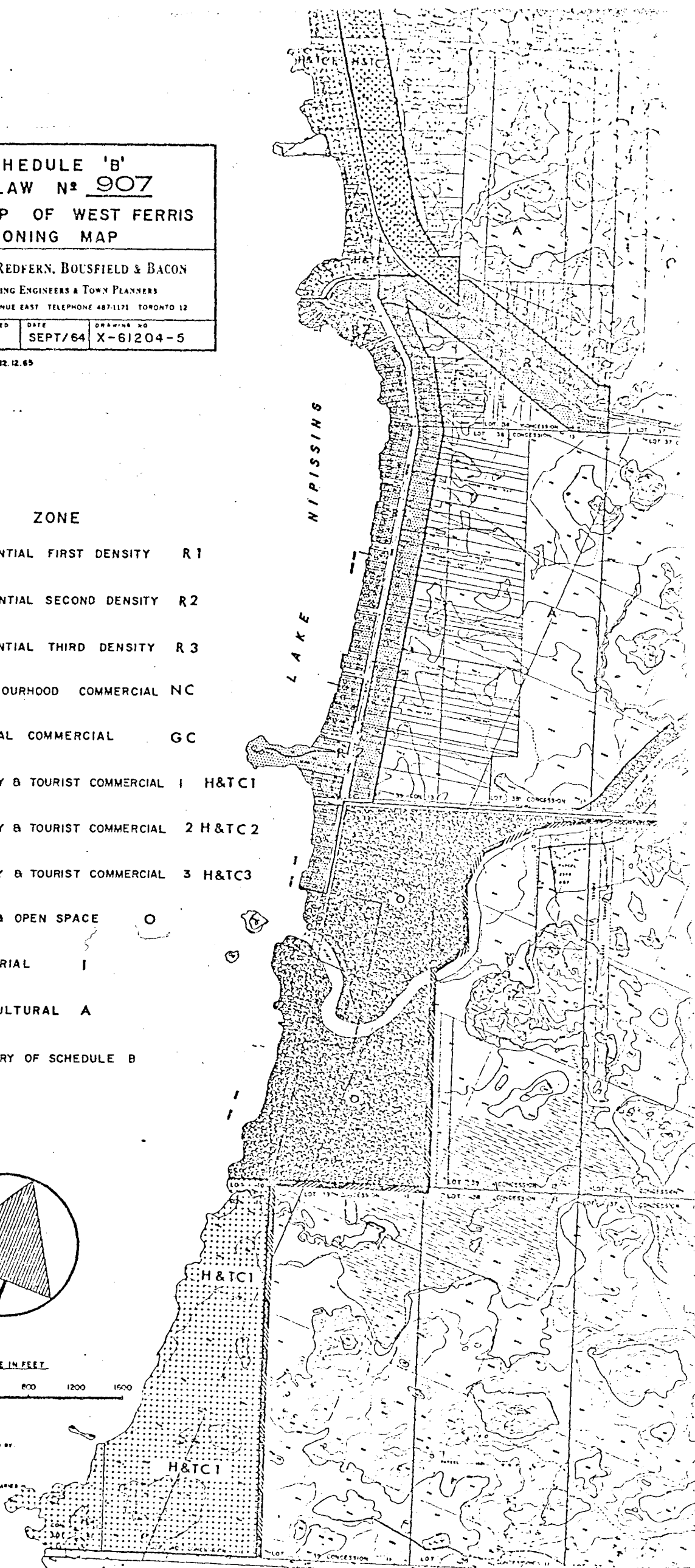
REVISED: R.C. 12.12.65

SYMBOL	ZONE
	RESIDENTIAL FIRST DENSITY R1
	RESIDENTIAL SECOND DENSITY R2
	RESIDENTIAL THIRD DENSITY R3
	NEIGHBOURHOOD COMMERCIAL NC
	GENERAL COMMERCIAL GC
	HIGHWAY & TOURIST COMMERCIAL 1 H&TC1
	HIGHWAY & TOURIST COMMERCIAL 2 H&TC2
	HIGHWAY & TOURIST COMMERCIAL 3 H&TC3
	PARK & OPEN SPACE O
	INDUSTRIAL I
	AGRICULTURAL A
	BOUNDARY OF SCHEDULE B



NOTE
 ORIGINAL 200' x 1" MAPS COMPILED BY
 CANADIAN AERO SERVICE LTD.
 OTTAWA ONT.

OWNERSHIP AND PROPERTY BOUNDARIES
 COMPILED BY
 DRAUGHTING OVERLOAD
 NORTH BAY LTD.
 NORTH BAY ONT.



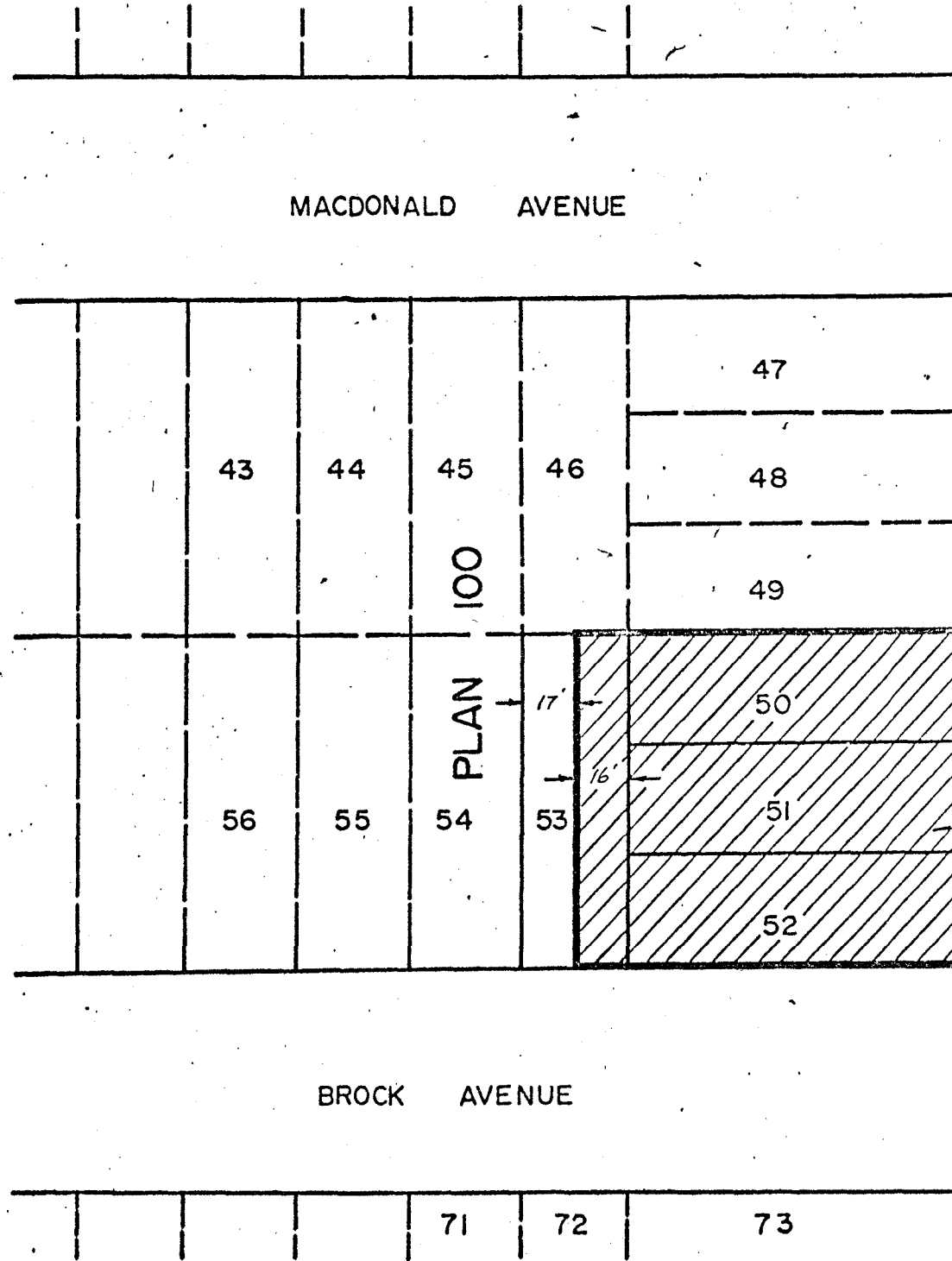
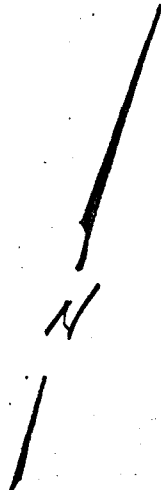
SCHEDULE 'B'

TO BY-LAW 44-74

NEIGHBOURHOOD COMMERCIAL

SPECIAL ZONE 23-74

SCALE 1" = 50'



MACDONALD AVENUE

BROCK AVENUE

DRIVE

LAKESHORE

NEIGHBOURHOOD COMMERCIAL
SPECIAL ZONE

71

72

73

43

44

45

46

47

48

49

PLAN 100

56

55

54

53

50

51

52

17'

16'



R 741118

Ontario Municipal Board

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of North Bay for approval of
its Restricted Area By-law 44-74

B E F O R E :

W. H. PALMER,
Chairman

- and -

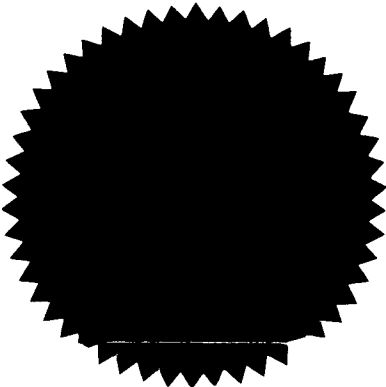
A. B. BALL,
Member

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Thursday, the 4th day
of July, 1974

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 44-74 is hereby
approved.



K. C. ANDREWS
SECRETARY

ENTERED	
O. B. No.	74-2
Folio No.	87
JUL 12 1974	
SECRETARY, ONTARIO MUNICIPAL BOARD	