

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 91-79

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 a change in the zone
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 said By-law No. 907 is amended by changing
the zoning designation of the land on that part of said Zoning
Map set out in Schedule "A" attached hereto and forming part
hereof, being Lots 99, 100 and 101, Plan 100 from "Neighbour-
hood Commercial (NC) Zone" to "Highway Commercial Special Zone
2-79 (HCS 2-79)", and Lot 98, Plan 100 from "Residential
Second Density (R.2) Zone" to "Residential Second Density
Special Zone 2-79 (R.2S 2-79)", as shown on
Schedule "B" attached hereto and forming part hereof.
2. (A) All buildings or structures erected or altered, and the
use of land in such "Highway Commercial Special Zone 2-79
(HCS 2-79)" and "Residential Second Density Special Zone
2-79 (R.2S 1-79)" shall conform to the uses and
regulations hereinafter set forth:

2. (B) "Highway Commercial Special Zone 2-79 (HCS 2-79)":
- (1) Permitted Uses in this "Highway Commercial Special Zone 2-79 (HCS 2-79)" are:
- (a) Commercial
- Automobile Sales and Service
New and/or Used Car Lot
Recreational Vehicles Sales and Service
- (2) Regulations of use in this "Highway Commercial Special Zone 2-79 (HCS 2-79)" are as set forth in this subsection:
- (i) Maximum Lot Coverage is Forty (40) Percent.
(ii) Minimum Front Yard Depth is Twelve (12) Metres.
(iii) Minimum Side Yard Depth is Four and Five-Tenths (4.5) Metres.
(iv) Minimum Exterior Side Yard Depth is Zero.
(v) Minimum Rear Yard Depth is Seven and Six-Tenths (7.6) Metres.
3. (A) All buildings or structures erected or altered, and the use of land in such "Residential Second Density Special Zone 2-79 (R.2S 2-79)" shall conform to the uses and regulations hereinafter set forth:
3. (B) "Residential Second Density Special Zone 2-79 (R.2S 2-79)"
- (1) Permitted Uses in this "Residential Second Density Special Zone 2-79 (R.2S 2-79)" are:
- (a) Residential
- Private Open Space
- (2) Regulations of use in this "Residential Second Density Special Zone 2-79 (R.2S 2-79)" are as set forth in this subsection:
- (i) Minimum Front, Side and Rear Yards are Nil.
(ii) There shall be no vehicular parking or outside storage permitted.

4. Pursuant to Section 35(a) of The Planning Act, the lands referred to in Section 1 of this By-law are placed under Development Control. The subject properties shall be developed in accordance with the provisions of this By-law and the attached Site Plan which constitutes Schedule "C" to this By-law and forms part hereof, dealing with the prohibition, regulation, use and maintenance of those facilities and matters listed hereunder:
- (A) Site preparation by grading and sodding of Lot 98, Plan 100 which is zoned "Residential", shown as Item 1 on Schedule "C" of this By-law;
 - (B) The erection of a fence or fences constructed of an opaque material along the easterly limit of Lot 98, shown as Item 2 on Schedule "C" of this By-law;
 - (C) The development of an eleven (11) space parking area for employees and visitors; and
 - (D) The development of a twenty-two (22) space commercial car lot for the display of automobiles and/or recreational vehicles.
5. All buildings and structures erected or altered in such "Highway Commercial Special Zone 2-79 (HCS 2-79)" and "Residential Second Density Special Zone 2-79 (R.2S 2-79)" shall conform to all other applicable provisions of By-law No. 907, except as hereby expressly varied.
6. 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 28th DAY OF May 1979.
READ A SECOND TIME IN OPEN COUNCIL THIS 11th DAY OF June 1979.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 11th DAY OF June 1979.


MAYOR


CLERK

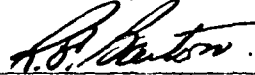
This is Schedule " A "

To By-law No. 91-79

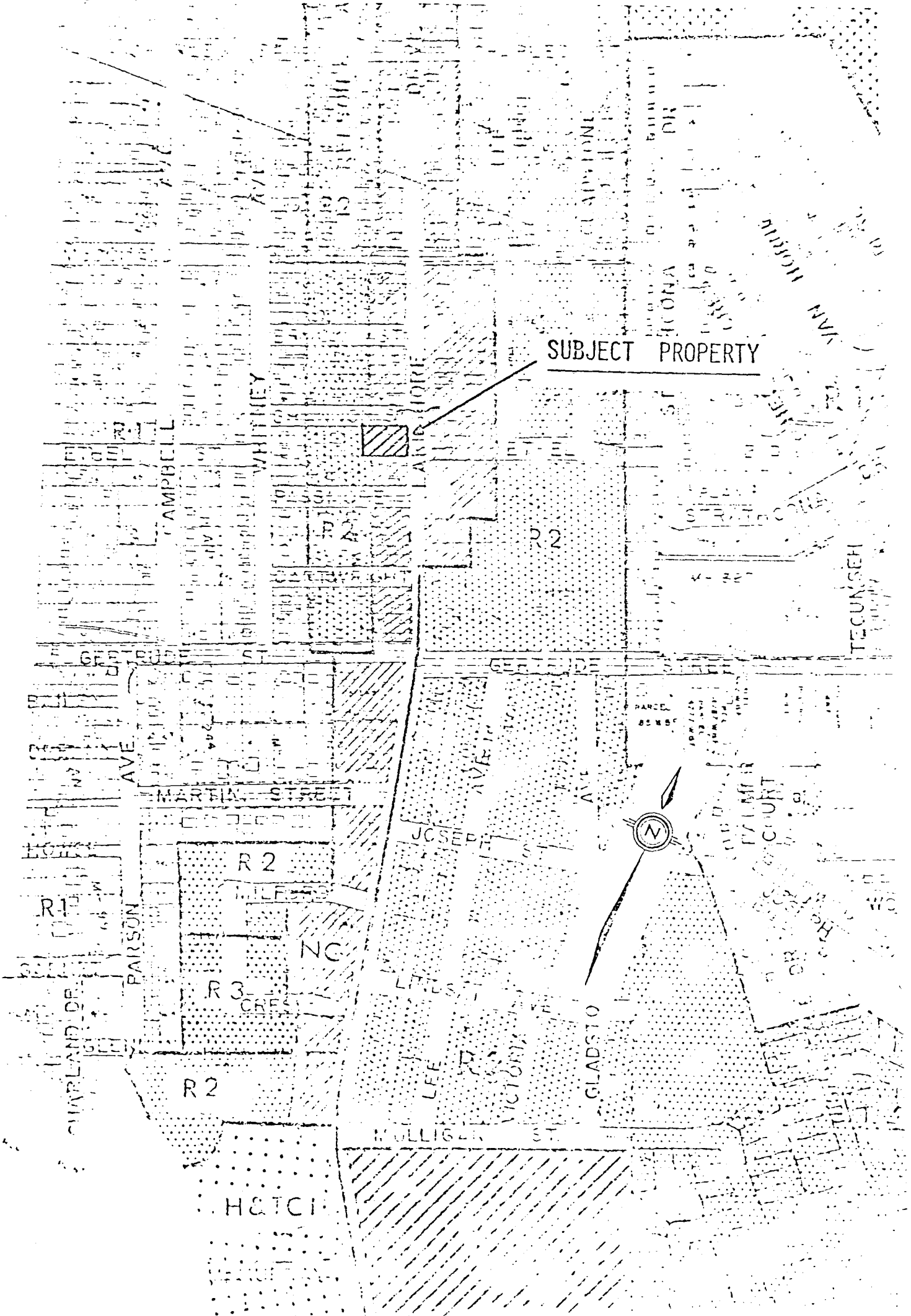
Passed the 11th day of June

1979

MAYOR



CITY CLERK



" This is Schedule " B "

To By-law No. 91-79

Passed the 11th day of June

19 79 .

MAYOR

A. O. Stanton

CITY CLERK





R 792768

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 91-79

B E F O R E :

D.S. COLBOURNE
Vice-Chairman

- and -

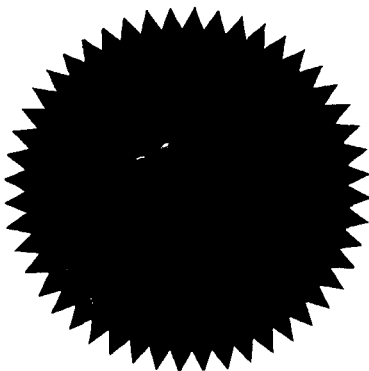
H.E. STEWART
Member

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Thursday, the 9th day of
August, 1979

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 91-79 is
hereby approved.



SECRETARY

ENTERED	
O. B. No.	R795
folio No.	125
AUG 13 1979	
SECRETARY, ONTARIO MUNICIPAL BOARD	

to By-law No. 91-79

Passed the 11th day of

June 19 79

MAYOR

SHANNON

ET

[Signature]
CITY CLERK

LEGEND



BUFFER ZONE



VISITOR & EMPLOYEE
PARKING



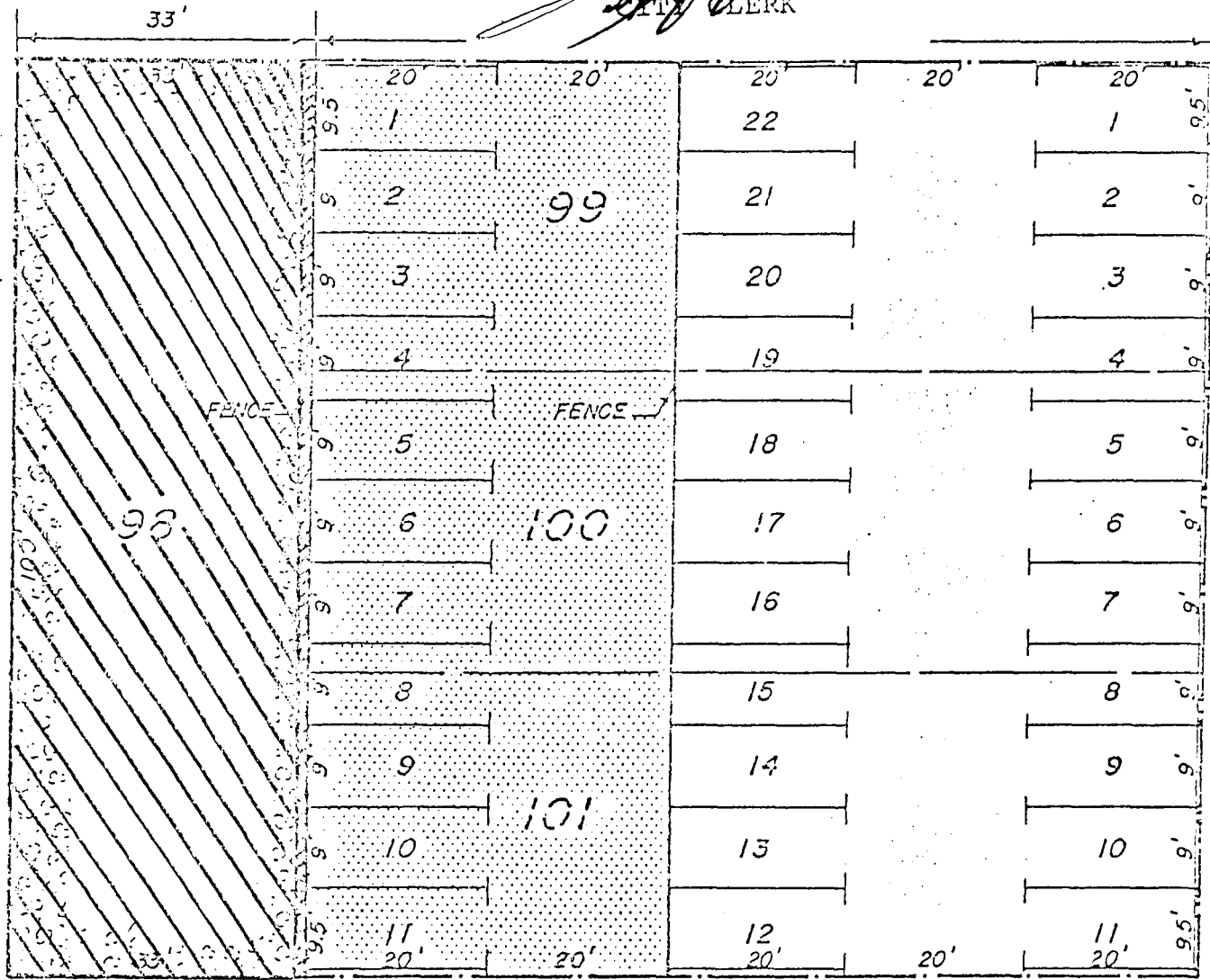
COMMERCIAL CAR
LOT



ITEM #1



ITEM #2



PROJECT No 1725 - 4

SCALE 1" = 20'