

BY-LAW NO. 102-79

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 shown on that part of said Zoning Map set out in Schedule "A" attached hereto and forming part hereof, being Part of Parcel 3706 and Parcel 1544, Lot 31 and Part of Lot 32, Concession 13 from "Rural (A) Zone" to "Rural Commercial Special Zone 5-79 (RCS 5-79)", 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 "Rural Commercial Special Zone 5-79 (RCS 5-79)" shall conform to the uses and regulations hereinafter set forth:

"Rural Commercial Special Zone 5-79 (RCS 5-79)"

(B) (1) Permitted Uses in this "Rural Commercial Special Zone

5-79 (RCS 5-79)" are:

(a) Commercial:

Service Station and Gas Bar;
Restaurant
Ancillary Retail Uses to the Above

(2) Regulations of use in this "Rural Commercial Special Zo

5-79 (RCS 5-79)" are as set forth in this subsectio

- (i) Minimum Lot Area is two (2) Hectares.
- (ii) Minimum Lot Frontage is seventy-five (75) Metres.
- (iii) Minimum Front Yard Depth is fifteen (15) Metres.
- (iv) Minimum Side Yard Depths are fifteen (15) Metres.
- (v) Minimum Rear Yard Depth is fifteen (15) Metres.
- (vi) Maximum Lot Coverage is fifteen (15) Percent.

3. 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 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) Subject to The Public Transportation and Highway Improvement Act, the provision of access ramps and curbings to Controlled Access Highway Number 11, shown as Item 1 on the attached Site Plan;
- (b) The provision of off-street parking for not less than thirty (30) cars and not less than twenty-six (26) trucks, shown as Items 2 and 3 on the attached Site Plan;
- (c) The provision of sanitary sewage facilities and a garbage collection area, shown as Items 4 and 5 on the attached Site Plan.

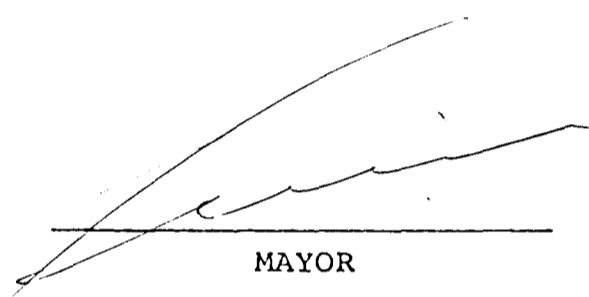
4. Notwithstanding the provisions of this By-law, or By-law No. 907 of the former Township of West Ferris, the uses of land in the "Rural Commercial Special Zone 5-79 (RCS 5-79)" hereby established by this By-law shall be subject to a written agreement between the prospective property owner and the City that:

- (a) Urban Services are not required for the proposed use; and
- (b) The City will not provide Urban Services to such land.

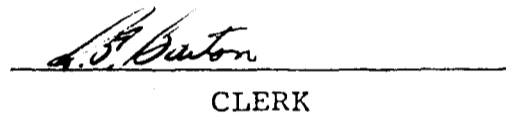
5. All buildings and structures erected or altered in such "Rural Commercial Special Zone 5-79 (RCS 5-79)" shall conform to all other applicable provisions of By-law No. 907, except as hereby expressly varied.

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 11th DAY OF June 1979
READ A SECOND TIME IN OPEN COUNCIL THIS 25th DAY OF June 1979
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 25th DAY OF June 1979.



MAYOR



CLERK

CITY OF NORTH BAY

LOT 41 40 39 38 37 36

This is Schedule " A "

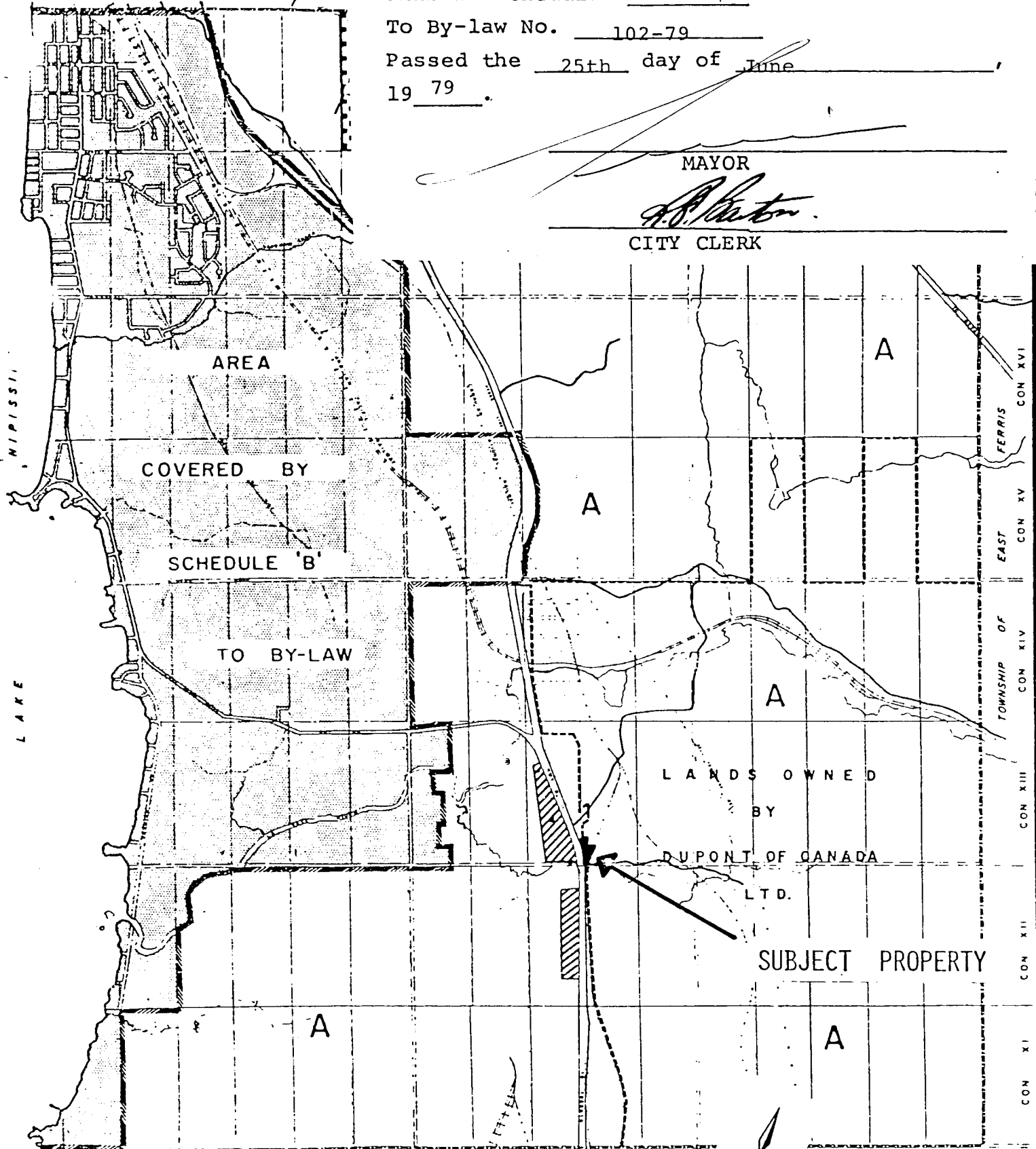
To By-law No. 102-79

Passed the 25th day of June 19 79 .

MAYOR

A.P. [Signature]

CITY CLERK



INDUSTRIAL



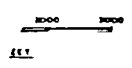
AGRICULTURAL



HIGHWAY & TOURIST COMMERCIAL 3



PLANNING AREA B MUNICIPAL BOUNDARY



SCHEDULE 'A'
 BY-LAW No. 907
 TOWNSHIP OF WEST FERRIS
 ZONING MAP
 PRONTOR BEMERS BROSSE & BROSSE
 CONSULTING ENGINEERS & LAND SURVEYORS
 1110 W. 10th St. Regina, Saskatchewan S4S 0A2
 TEL: 342-1111 FAX: 342-1112 E-61204-4

This is Schedule " B "

PCL To By-law No. 102-79

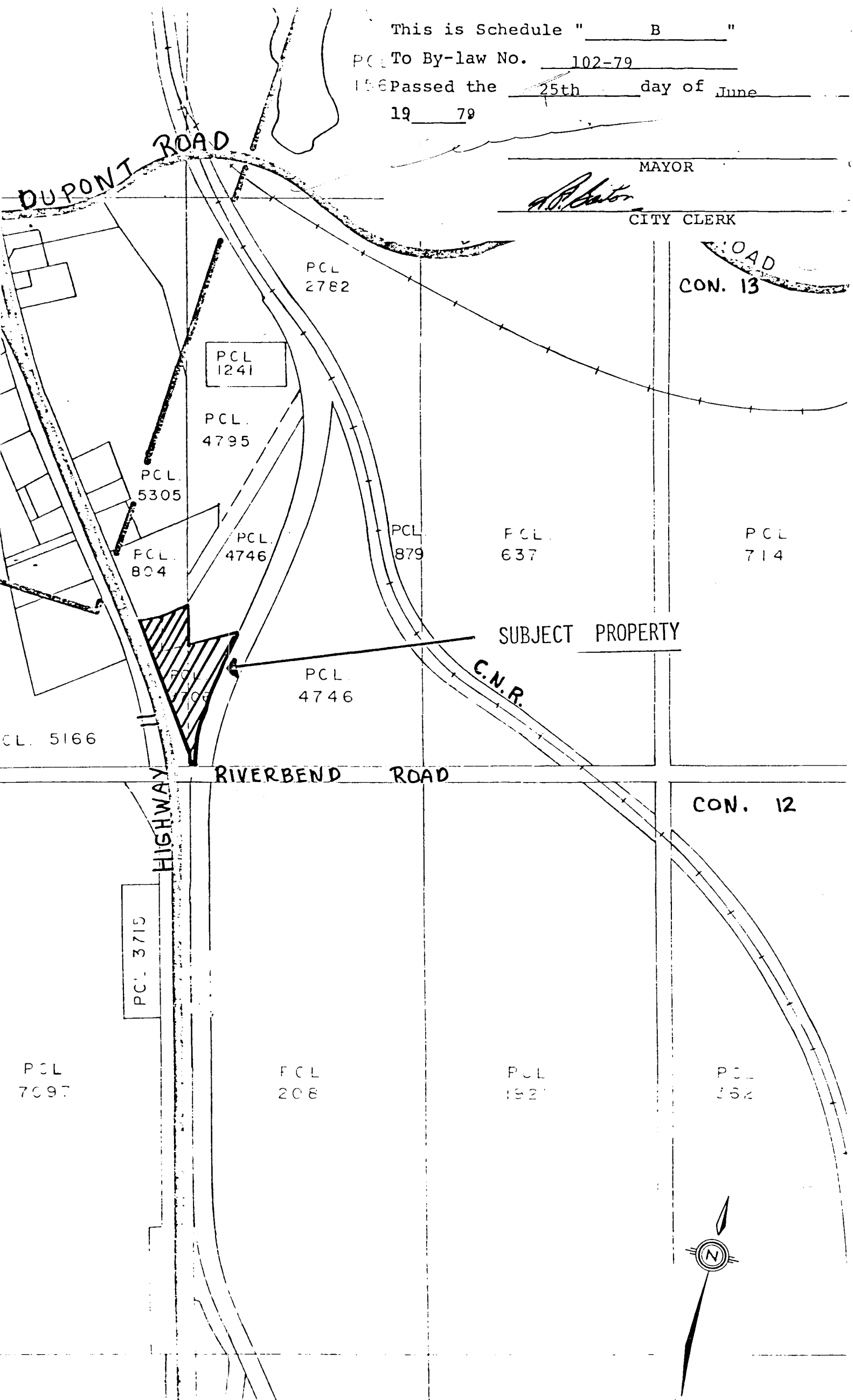
1966 Passed the 25th day of June

19 79

MAYOR



CITY CLERK








This is Schedule "C"
 to By-law No. 102-79
 Passed the 25th day of
June 19 79.



MAYOR

CITY CLERK

- LEGEND -

-  ITEM #1
-  ITEM #2
-  ITEM #3
-  ITEM #4
- AND
-  ITEM #5

