

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 15-78

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 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 being Part of Parcel 2303 W&F, being Part of Lot 32, Concession 13, shown as hatched on Schedule "B" attached hereto and forming part hereof from a "Rural (A) Zone" to a "Rural Commercial Special (RCS) Zone".
2. For the purpose of this By-law, all buildings or structures erected or altered, and the use of land in such a "Rural Commercial Special Zone 1-78 (RCS 1-78)" shall conform to the Permitted Uses and Regulations hereinafter set forth:
 - a) Permitted Uses:
 - (i) Recreation vehicle and Equipment Sales and Service;
 - (ii) Agricultural Equipment Sales and Service;
 - (iii) Administrative offices associated with and integral to the main Commercial use.
 - b) Regulations:
 - (i) Front Yard: Minimum fifty (50) feet;
 - (ii) Side Yard: Minimum fifty (50) feet;
 - (iii) Rear Yard: Minimum fifty (50) feet;
 - (iv) Lot Coverage: Maximum 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 and, prior to the development of the subject properties and in accordance with this By-law, the property owner shall enter into one or more agreements with the City of North Bay delaing with the prohibition, regulation, use and maintenance of any or all of the facilities and matters listed hereunder:

- 2 -

- (a) Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land, such as access ramps and curbsings, including the number, location and size of such facilities and the direction of traffic thereon.
 - (b) Off-street vehicular parking and loading areas and access driveways, including the surfacing of such areas and driveways.
 - (c) Walkways and all other means of pedestrian access.
 - (d) Removal of snow from access ramps, driveways, parking areas and walkways.
 - (e) Grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
 - (f) Conveyance to the Municipality, without cost, of easements required for the construction, maintenance or improvements of any existing or newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land.
 - (g) Floodlighting of the land or of any buildings or structures thereon.
 - (h) Walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands.
 - (i) Vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material.
 - (j) Plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law.
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 1-78 (RCS 1-78)" 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. 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.

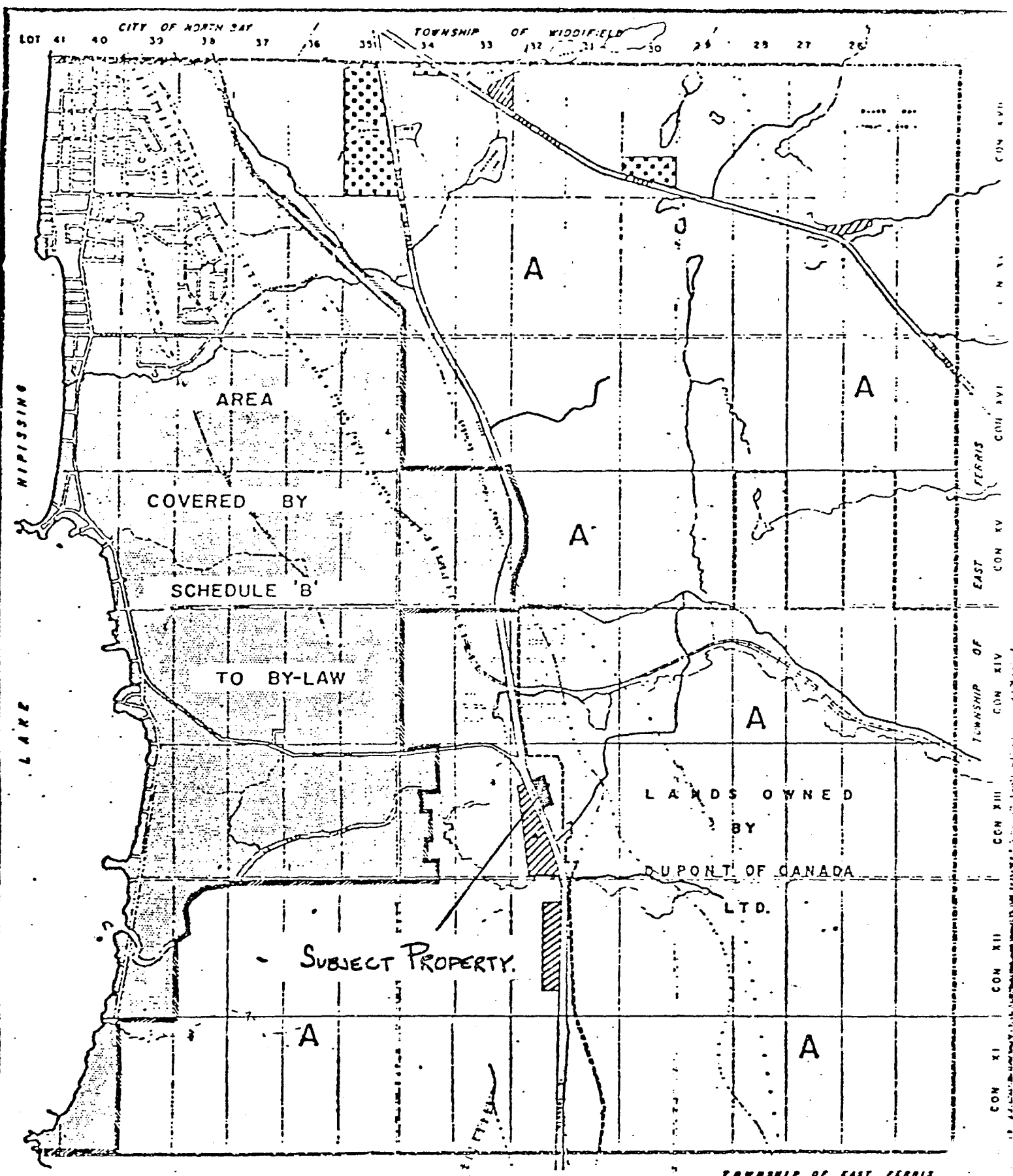
READ A FIRST TIME IN OPEN COUNCIL THIS 23RD DAY OF JANUARY, 1978.
 READ A SECOND TIME IN OPEN COUNCIL THIS 6TH DAY OF FEBRUARY, 1978.
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
 THIS 6TH DAY OF FEBRUARY, 1978.





MAYOR

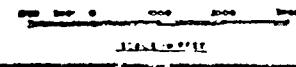
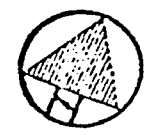
CITY CLERK

Schedule 'A' of By-law No 15-78

15-78



-  INDUSTRIAL
-  AGRICULTURAL
-  HIGHWAY & TOURIST COMMERCIAL 3
-  PLANNING AREA 3 MUNICIPAL BOUNDARY



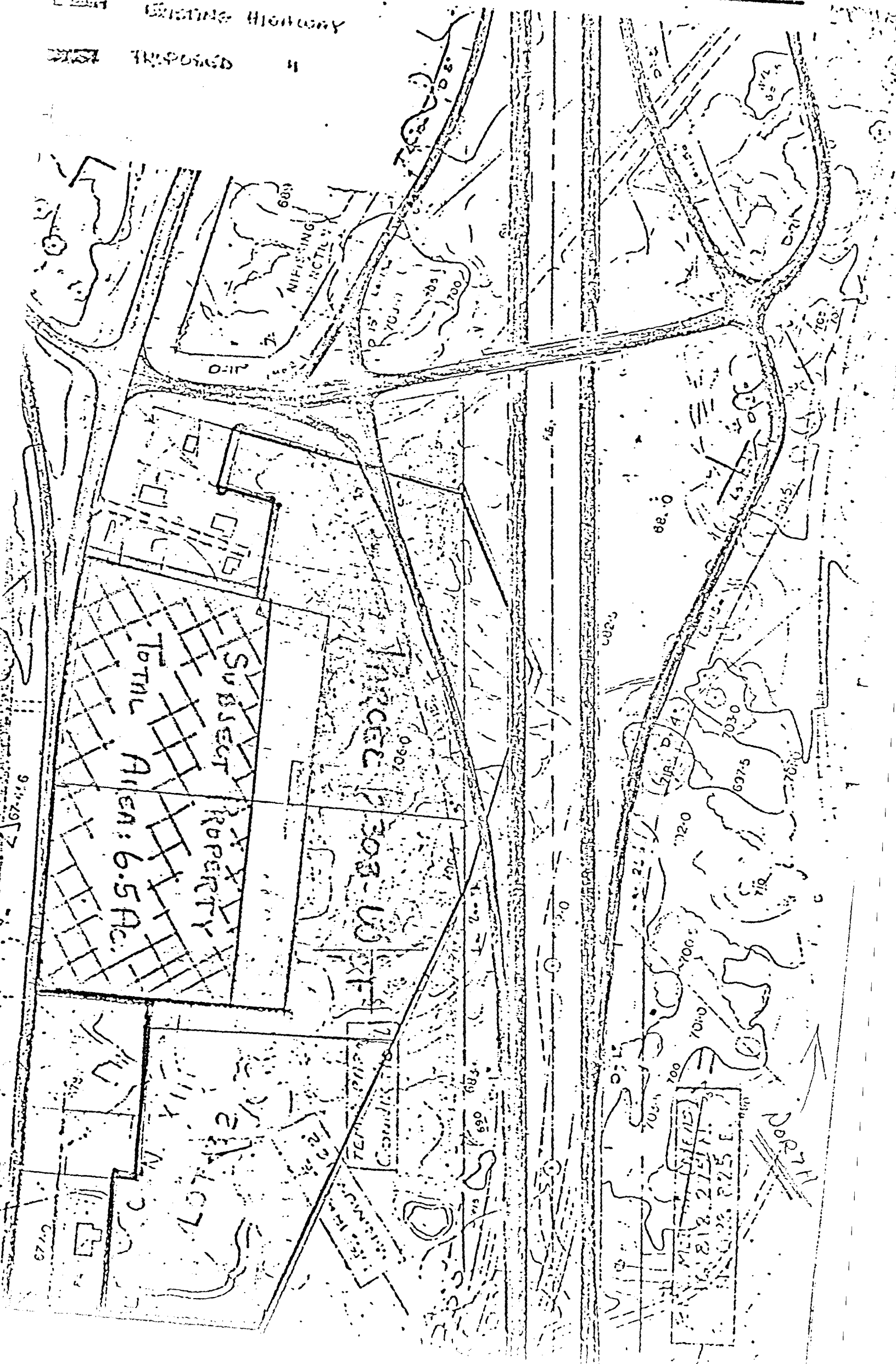
SCHEDULE 'A'
 BY-LAW No 927
 TOWNSHIP OF WEST FERRIS
 ZONING MAP
 FROM THE BROWN AND GREEN MAPS
 PREPARED BY THE TOWNSHIP ENGINEER
 1978

Schedule "B" of By-law No

15-78

EXISTING HIGHWAYS

PROPOSED



SUBJECT PROPERTY
TOTAL AREA: 6.5 AC.

PROPOSED

PORTH
MAY 15 1978
818 215 E.
818 215 E.



R 78760

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 15-78

B E F O R E :

W. SHUB, Q.C.
Chairman

- and -

D.S. COLBOURNE
Vice-Chairman

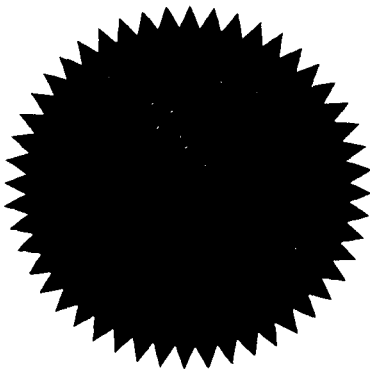
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Monday, the 8th day of

May, 1978

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 15-78 is
hereby approved.



A/ SECRETARY

ENTERED	
O. B. No...	R78-2
Folio No...	124
MAY 10 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	