

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 39-78

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 an alteration to 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 Lot 4, Plan M-244, shown as hatched on Schedule "B" attached hereto and forming part hereof, from "Residential First Density (R.1)" to "Highway Commercial Special Zone 7-78 (HCS 7-78)".
2. 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 issuance of a building permit, and as a condition of the development contemplated in Section 3 of this By-law, the property owner shall enter into one or more agreements with the City of North Bay dealing with the prohibition, regulation, use and maintenance of any or all of the facilities and matters listed hereunder:
  - (a) Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land, such as access ramps and curbing, 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 ground-cover 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.
3. For the purpose of this By-law, all buildings or structures erected or altered and the use of land in such "Highway Commercial Special Zone 7-78 (HCS 7-78)" shall conform to the uses and regulations hereinafter set forth:
- (a) Permitted Uses:
    - 1. Commercial:
      - Veterinarian Establishment and Animal Hospital;
      - Retail uses integral and accessory to the above uses;
      - Public and Private parking area.
    - 2. Institutional:
      - Church, Club or Fraternal Organization.

(b) Regulations:

In a "Highway Commercial Special Zone 7-78  
(HCS 7-78)" no building, structure or land shall  
be hereafter used, erected or altered, except in accord-  
ance with the following regulations:

1. Lot Coverage: Maximum twenty (20) percent  
Yards: Front: Minimum thirty-five (35) feet  
West Side: Minimum six (6) feet  
East Side: Minimum twelve (12) feet  
Rear: Minimum one hundred (100) feet.

4. The Agreement referred to in Section 2 of this By-law shall be registered against the title of the lands referred to in Section 1 of this By-law, and the City of North Bay will enforce the provisions thereof against the Owner and, subject to the provisions of The Registry Act and The Land Titles Act, any and all subsequent owners of the land.
5. All buildings or structures erected or altered in the "Highway Commercial Special Zone 7-78 (HCS 7-78)" hereby established shall conform to all other applicable provisions of said 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 6TH DAY OF MARCH, 1978.  
READ A SECOND TIME IN OPEN COUNCIL THIS 20TH DAY OF MARCH, 1978  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED  
THIS 20TH DAY OF MARCH, 1978.

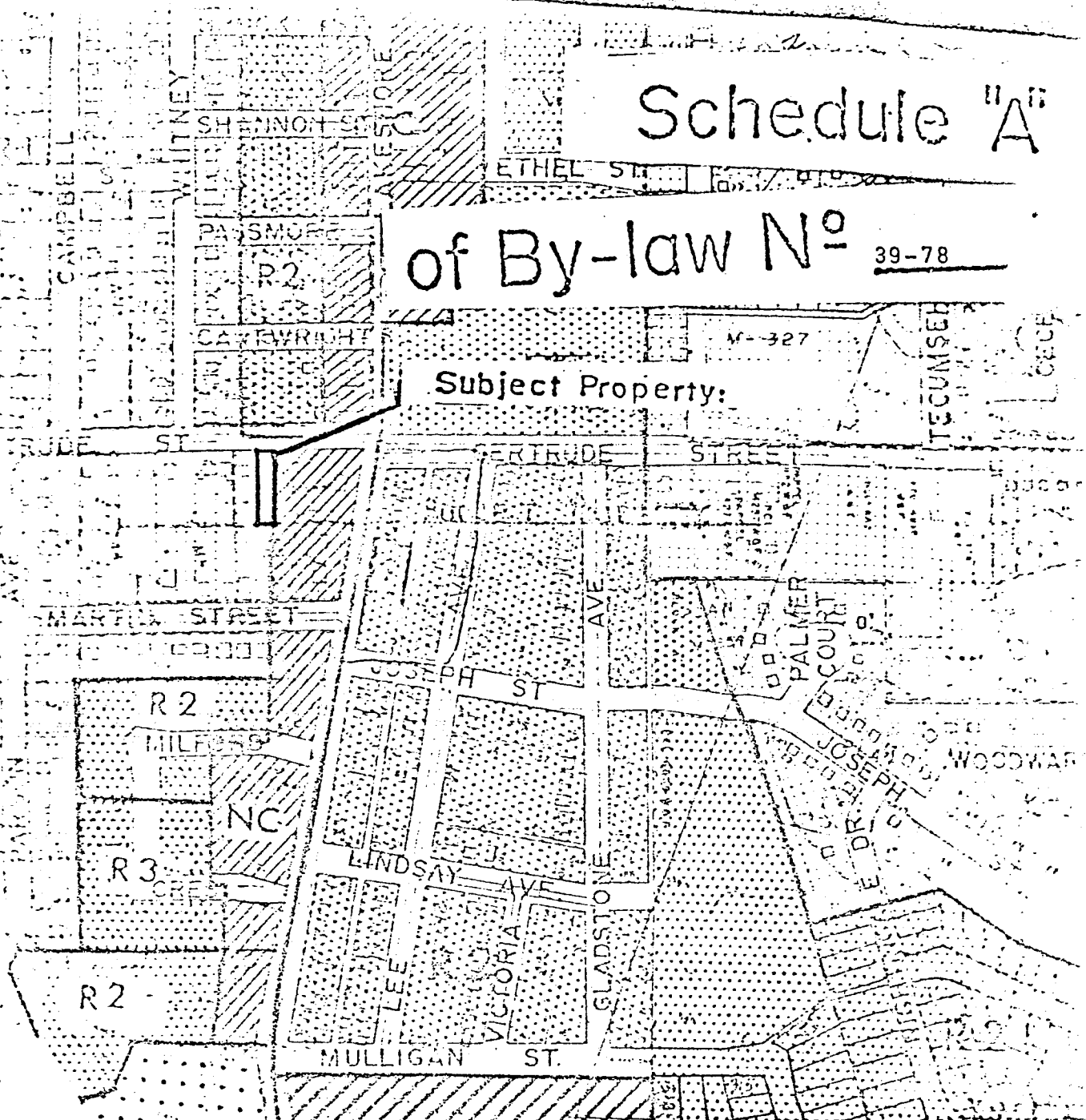
  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

# Schedule "A"

## of By-law No 39-78

Subject Property:



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

SCALE: 1" = 400'

of By-law No

39-78

SHANNON ST  
PASSMORE AVE  
CARTWRIGHT AVE  
100  
104  
105  
104  
125  
124  
131  
130  
151  
150  
156  
164  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200

LAKE SHORE DRIVE

SUBJECT PROPERTY

2684  
PART I  
NR-650

ETHEL

2379

2435

PT 1  
NR-282

PT 2

2857

49402

2168

432

398

1125

53985

50023

45226

STREET

PARSONS AVENUE  
M-99

M-244

M-210

PARSONS AVENUE  
M-99

M-99

M-316

M-210

M-99

PCL 5100 WF

PARCEL 1727 WF

PCL 2023 WF

NR-2187

NR-2214

PARCEL 1904 WF

(NR-373)

PART I

PARCEL 1904

