

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 97-76

BEING A BY-LAW TO AMEND BY-LAW NO. 1097  
OF THE FORMER TOWNSHIP OF WIDDIFIELD  
PURSUANT TO SECTION 35 OF THE PLANNING  
ACT R.S.O. 1970, AND AMENDMENTS THERETO.

WHEREAS the Minister of Housing has approved Amendment No. 5 to the Official Plan on June 22, 1976, and 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. 1097 of the former Township of Widdifield to provide for an alteration in the zoning designation as shown on the District Map which forms part of said By-law:

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

1. The District Map of By-law No. 1097 of the former Township of Widdifield is amended by changing the zoning designation as shown on Schedule "A" attached hereto and forming part hereof from "Bush Zone - B" to "Highway Commercial Special Zone 12-76 (HCS 12-76)" on the property more particularly described as Part of Lot 21, Concession A in the former Township of Widdifield being more particularly described as Parcel 4651 W&F and Parcel 7106 W&F and shown as hatched on Schedule "B" attached hereto and forming part hereof.
2. For the purpose of this By-law the following definitions will be added to or replace those already contained in By-law No. 1097:
  - (i) Automobile Service Station  
 Shall mean a building or place where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed but shall not include an automobile washing establishment.
  - (ii) Lot, Frontage of shall mean the horizontal distance between the side lot lines of a lot measured at right angles, but where such lot lines are not parallel, the lot frontage shall be the minimum distance between the side lot lines measured on a straight line twenty feet (20 feet) back from, and parallel to a line joining the intersections of the side lot lines with the front lot line.
  - (iii) Public Garage shall mean a building other than a private garage which is used for the servicing and minor repairing or equipping essential to the actual operation of motor vehicles or where such vehicles are parked or stored for remuneration, hire or sale but not including the manufacturing or repairing of motor vehicle bodies.

3. For the purpose of this By-law all buildings or structures erected or altered and the use of land in such a "Highway Commercial Special Zone 12-76 (HCS 12-76)" should conform to the use and regulations hereinafter set forth:

(a) Permitted Uses

- (i) Automobile Service Station and Public Garage;
- (ii) Restaurant; and
- (iii) Retail Uses accessory to and forming an integral part of either of the uses listed above.

(b) Regulations

In a "Highway Commercial Special Zone 12-76 (HCS 12-76)" no building or structure or land shall be used and no building or structure shall be hereafter erected or altered except in accordance with the following regulations:

- (i) Coverage: Maximum twenty per cent (20%)
- (ii) Front Yard: The setback from the front lot line shall be a minimum of sixty feet (60 feet)
- (iii) Side Yard: The setback from the side yard shall be a minimum of fifteen feet (15 feet), except where the side lot line abuts a Residential or Open Space Zone in which case the setback from the said side lot line shall be a minimum of twenty-five feet (25 feet)
- (iv) Rear Yard: The setback from the rear lot line shall be a minimum of twenty-five (25 feet).

4. All buildings and structures erected or altered in a "Highway Commercial Special Zone 12-76 (HCS 12-76)" hereby established shall conform to all other applicable provisions of Zoning By-law No. 1097 of the former Township of Widdifield except as hereby expressly varied.

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 3RD DAY OF AUGUST, 1976.

READ A SECOND TIME IN OPEN COUNCIL THIS 16TH DAY OF AUGUST, 1976.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED.

THIS 16TH DAY OF AUGUST 1976.

.....  
MAYOR

.....  
CITY CLERK

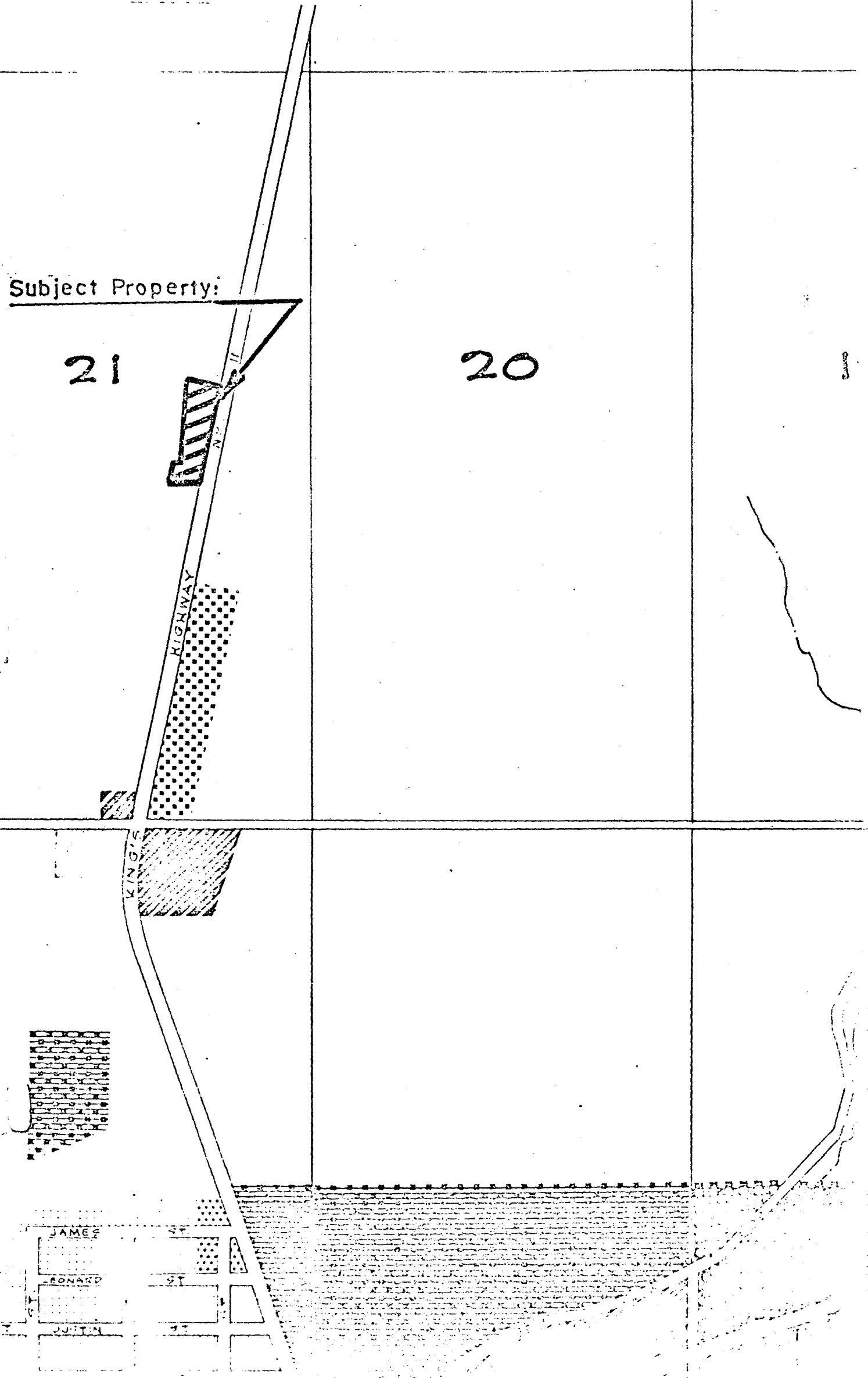
# Schedule "A" of By-law N<sup>o</sup>

97-76

Subject Property:

21

20



Schedule "B" of By-law No

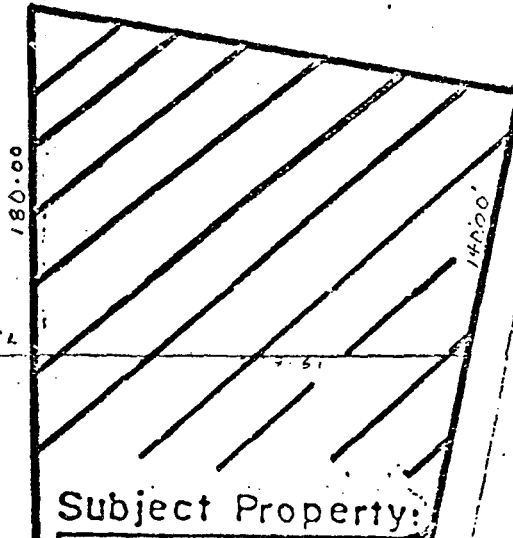
97-76

P.C.L.

5 9 3 1

W. F.

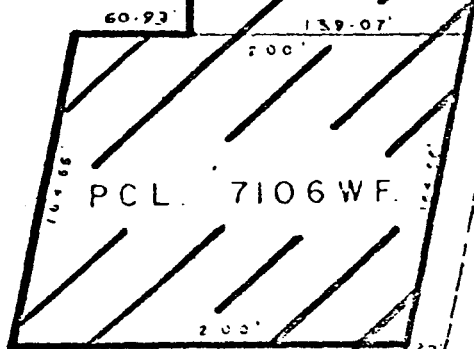
THE



Subject Property:

P.C.L.  
4 6 5 1  
W. F.

REM. P.C.L.  
6 9 5 2 W.F.



P.C.L. 7106 W.F.

449.85  
459.25

P.C.L.

4 3 9 7

W. F.

P.C.L.

4 4

PART I

N

HWY. No II

P.C.L. 510