

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 92-77

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 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 alternation in the zoning 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 By-law No. 907 of the former Township of West Ferris is amended by changing the zoning designation of the lands shown on that part of said zoning map as shown on Schedule "A" attached hereto and forming part hereof from "Neighbourhood Commercial Zone" to "Highway Commercial Special Zone 8-77 (HCSp 8-77)" on the property more particularly described as Lots 6, 7 and 8 as shown on Registered Plan M-210 and shown as hatched on Schedule "B" attached hereto and forming part hereof.
2. For the purposes of this By-law all buildings or structures erected or altered and the use of land in such a "Highway Commercial Special Zone 8-77 (HCSp 8-77)" shall conform to the Permitted Uses and Regulations hereinafter set forth.

(a) Permitted Uses

(i) Commercial Uses:

Automobile Sales Showrooms
Automobile Service Establishments
including Car Wash Establishments
Automobile Service Stations & Gas Bars
Commercial Entertainment Establishments
Hotels, Motels, Restaurants and Taverns
Industrial Equipment Sales & Service
New and/or Used Car Lot
Public Garages
Recreational Vehicle Sales & Service
Retail Lumber and Building Supplies
Service Shops
Veterinary Establishment & Animal Hospital

(ii) Institutional Uses:

Churches
Clubs
Fraternal Organizations

(b) Regulations:

(i) Coverage:

Maximum 40%

(b) Regulations - Continued

(ii) Front Yard:

The setback from the front lot line shall be a minimum of 40 feet where parking is provided in the front of the commercial use, or 15 feet where parking is provided in the side and/or the rear yard.

(iii) (Side Yard:

The setback from the side yard shall be a minimum of 15 feet.

(iv) Rear Yard:

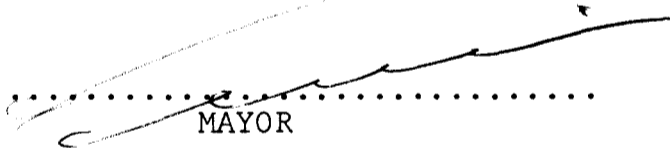
The setback from the rear lot line shall be a minimum of 25 feet.

- 3. All buildings or structures erected or altered in a "Highway Commercial Special Zone 8-77 HCSp 8-77)" hereby established shall conform to all other applicable provisions of Zoning By-law No. 907 except as hereby expressly varied.
- 4. 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 27TH DAY OF JUNE 1977

READ A SECOND TIME IN OPEN COUNCIL THIS 11TH DAY OF JULY, 1977

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 11TH DAY OF JULY, 1977.

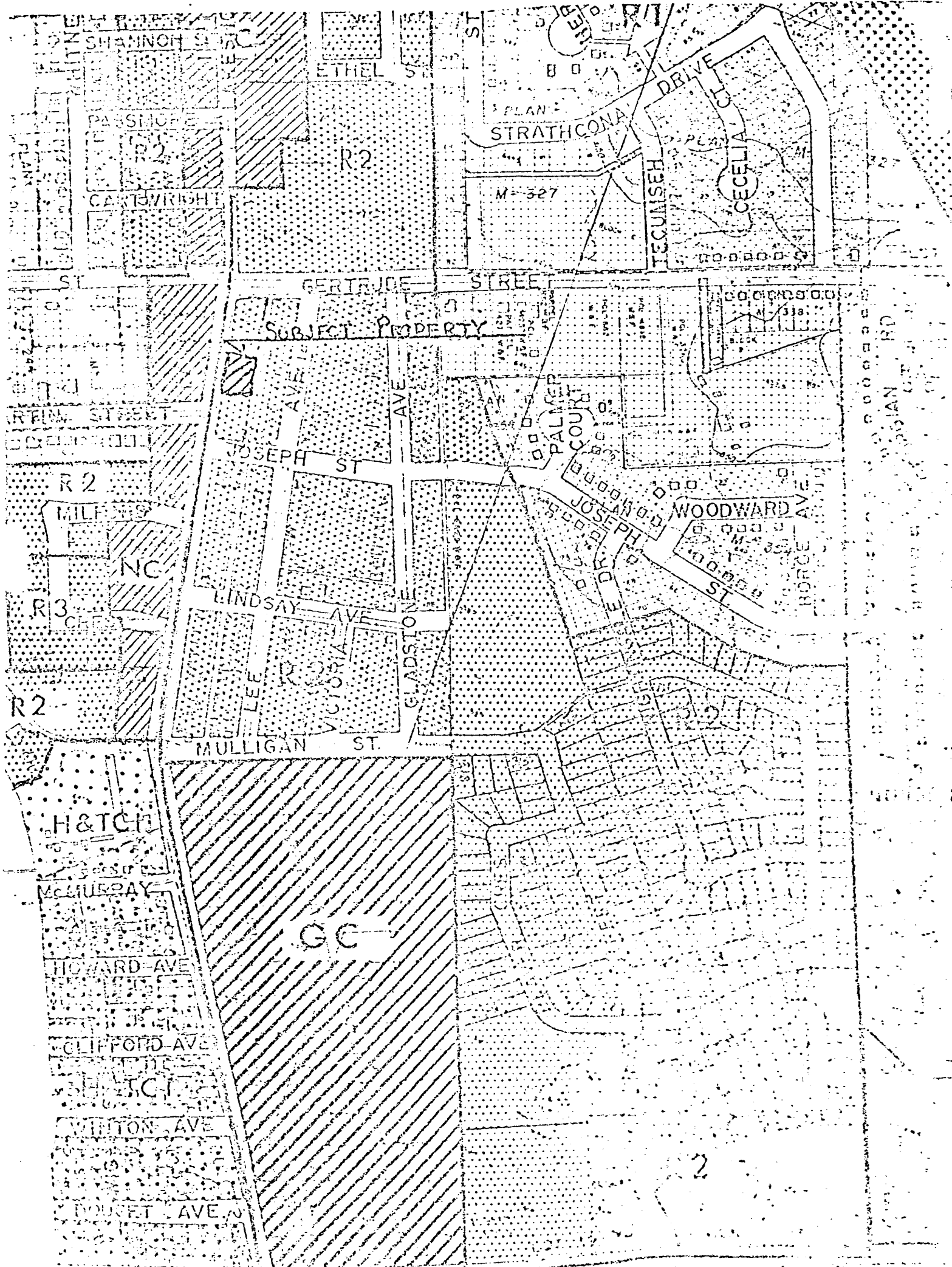
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MAYOR

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CLERK

Schedule "A" of By-law No

92-77



Schedule "B" of By-law No

