

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 87-79

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, 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. 1097 of the former Township of Widdifield
to provide for a change in the zone designation as shown on the District
Map which forms part of said By-law No. 1097;

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

1. The District Map of said By-law No. 1097 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 Parcel 4417 W&F, Part Lot 21, Concession
"A", former Township of Widdifield from "Bush District -(B) Zone"
to "Industrial Special Zone 3-79 (IS 3-79)",
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 "Industrial Special Zone 3-79
(IS 3-79)" shall conform to the uses and regulations
hereinafter set forth:

"INDUSTRIAL SPECIAL ZONE 3-79 (IS 3-79)"

- (B) (1) Permitted Uses in this "Industrial Special Zone 3-79
(IS 3-79)" are:

(a) Commercial

Vehicle Service Station and Gas Bar;

Restaurant

(B) (2) Regulations of Use in this "Industrial Special Zone 3-79

(IS 3-79)" are as set forth in this subsection:

- (i) Minimum Lot Area is two and eight-tenths (2.8) hectares;
- (ii) Minimum Front Yard Depth is thirty (30) metres;
- (iii) Minimum Side Yard Depths are fifteen (15) metres;
- (iv) Minimum Rear Yard Depth is Fifty (50) metres;
- (v) Maximum Lot Coverage is five (5) 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 and the attached Site Plan which constitutes Schedule "C" to this By-law and forms part hereof, 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 those facilities and matters listed hereunder:

(a) The provision of off-street parking for not less than thirty (30) cars shown as Item 1 on the attached Site Plan;

(b) A Truck Parking and Circulation Area shown as Item 2 on the attached Site Plan to accommodate not less than twenty-six (26) trucks; and

(c) The location of a restaurant and gas bar shown as Items numbers 3 and 4 respectively on the attached Site Plan.

4. All buildings and structures erected or altered in such "Industrial Special Zone 3-79 (IS 3-79)" shall conform to all other applicable provisions of By-law No. 1097, except as hereby expressly varied.

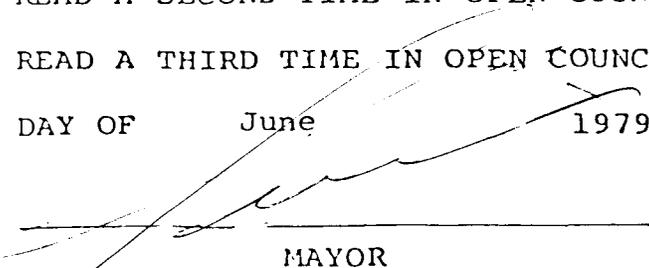
5. This By-law shall take effect from the date of passing by Council and shall come into force upon the approval of The Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 28th DAY OF May 19

READ A SECOND TIME IN OPEN COUNCIL THIS 11th DAY OF June 19

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 11

DAY OF June 1979.


MAYOR

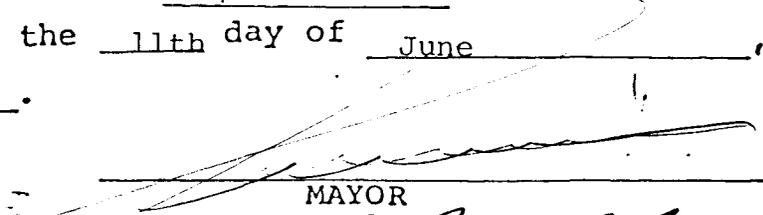

CLERK

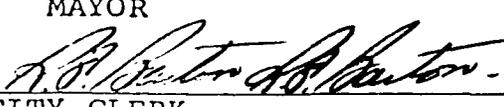
This is Schedule " A "

To By-law No. 87-79

Passed the 11th day of June

19 79 .


MAYOR


CITY CLERK

SUBJECT PROPERTY

2

21

20

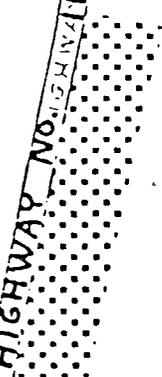
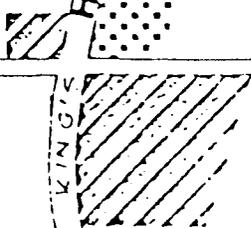
EDAR HEIGHTS ROAD

0 800 1600
FEET



HIGHWAY NO. 11
N.P.

KING'S



This is Schedule " B "

To By-law No. 87-79

PARCEL Passed the 11th day of June
19 79.

PARCEL

PARCEL

PARCEL 5098 WF.

PARCEL 2122

[Signature]
[Signature]
CITY CLERK

1089

RT 1

PARCEL 5597 WF.

PARCEL 5996 WF.

REM PARCEL 5932 WF

THE KING'S HI

PARCEL 4398 WF.

PARCEL 4404 WF.

PARCEL 4417 WF.

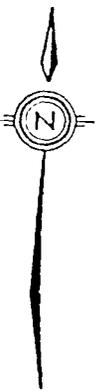
PARCEL 5201 WF.

REM. PARCEL 4779 WF.

PARCEL 4850 WF.

PARCEL 4606 WF.

PARCEL 2122 NIP.



HIGHWAY NO. 11

OLD-FERGUSON-HIGHWAY

PART 2

NR- 1721

PT. 1

PT. 3

PART 4

PARCEL 4530 WF

PT REM PARCEL 943 NIP.

LOT 21
LOT 20

PARCEL 4651 WF

LEGEND



FROM "BUSINESS DISTRICT (B)" ZONE TO
"INDUSTRIAL SPECIAL"

is in Schedule "C"
 Ordinance No. 87-79
 passed the 11th day of June
 19 79.

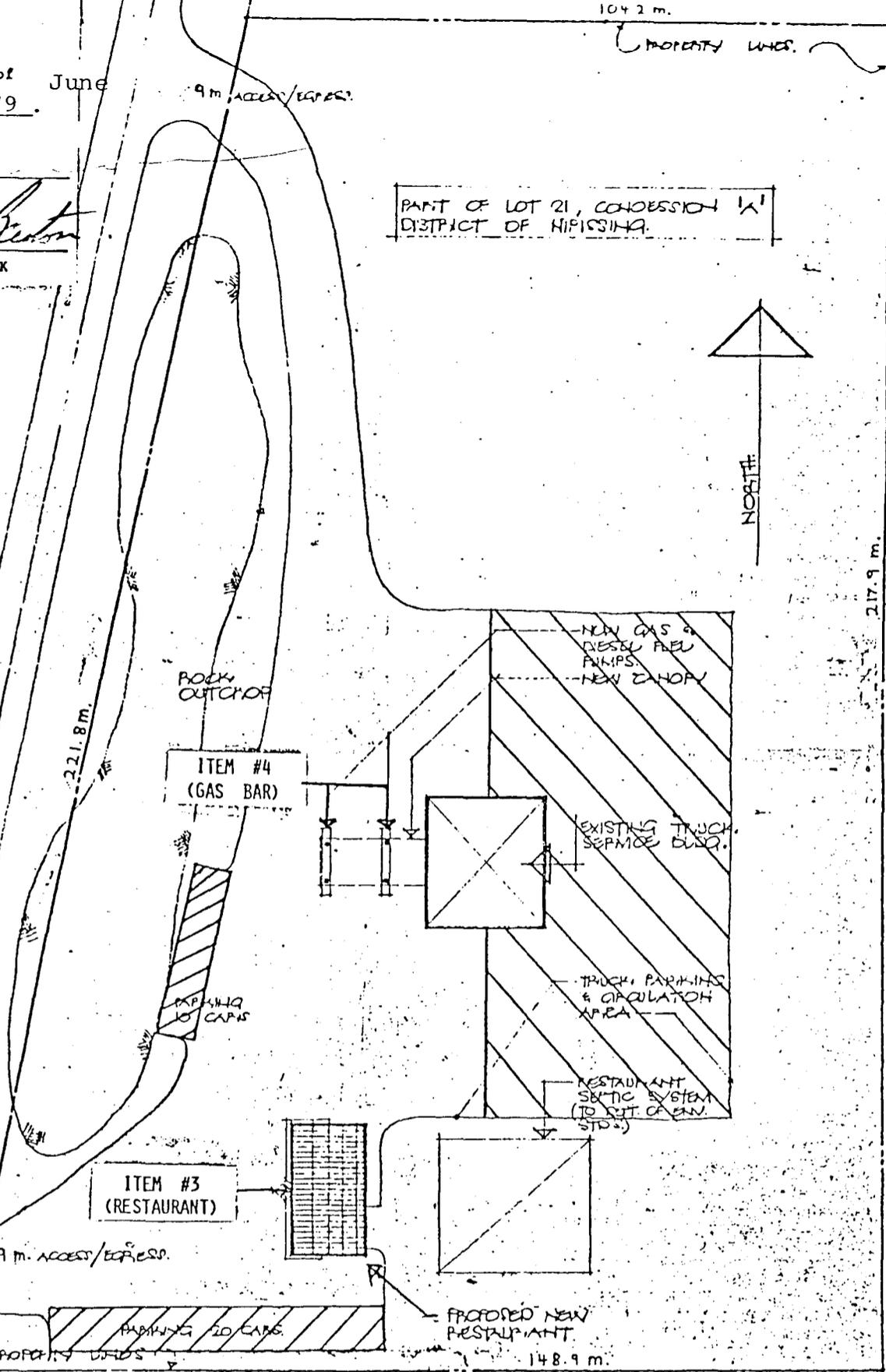
104.2 m.
 PROPERTY LINES.

MAYOR
A.P. Benton
 CITY CLERK

PART OF LOT 21, CONCESSION 'K'
 DISTRICT OF HIPSINGA.



HIGHWAY NO. 11 NORTH



LEGEND

- ITEM #1; CAR PARKING AREA
- ITEM #2; TRUCK PARKING & CIRCULATION AREA

0 50 100
 FEET

