

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 137-81

BEING A BY-LAW TO AMEND BY-LAW NO. 1097 OF
THE FORMER TWP. OF WIDDIFIELD AND BY-LAW NO.
28-80 OF THE CITY OF NORTH BAY PURSUANT TO
SECTION 39 OF THE PLANNING ACT, R.S.O. 1980,
CHAPTER 370 AND AMENDMENTS THERETO

WHEREAS upon the request of the property owner concerned, it is considered advisable to amend By-law No. 1097 of the Former Township and By-law No. 28-80 of the City of North Bay to provide for a change in the zone designation as shown on the District Map which forms part of the said By-law No. 1097 and Schedule "C6" which forms part of said By-law No. 28-80.

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

1. The District Map which forms part of By-law No. 1097 of the Former Township of Widdifield is amended by changing the zoning designation of the land shown on Schedule "A" attached hereto and forming part hereof, being Part 1 of Plan 36R-2922 from a "Two Family District (R.2)" to a "Rural Commercial Special Zone 2-81 (RCSP 2-81)", as shown on Schedule "B" attached hereto and forming part hereof.
2. No buildings or structures shall be erected or altered, and no land shall be used in said "Rural Commercial Special Zone 2-81 (RCSP 2-81)" except in conformity with the following regulations herein set forth:

(i) PERMITTED USES:

Garden Center and Nursery

Accessory uses to the above including a single-family dwelling unit for the resident owner, either as part of the main building or detached.

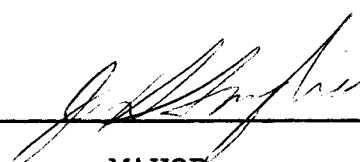
(ii) REGULATIONS:

- a) minimum Lot Area is four-tenths (.4) Hectares
 - b) minimum Lot Frontage is seventy (70) metres
 - c) minimum Front Yard Depth is fifteen (15) metres
 - d) minimum Side Yard Depths are fifteen (15) metres
 - e) minimum Rear Yard Depth is fifteen (15) metres
 - f) maximum Lot Coverage is fifteen (15) percent
3. Schedule "C.6" of By-law No. 28-80 is hereby amended by changing the zoning designation of the land shown on Schedule "C" attached hereto and forming part hereof, being Part 1 of Plan 36R-2922, from a "Rural (A)" Zone to a "Rural Commercial (RC)" Zone, as shown on Schedule "D" attached hereto and forming part hereof.
4. All buildings or structures erected or altered and the use of the land is such "Rural Commercial" Zone hereby established shall conform to all applicable provisions of By-law 1097 except as hereby expressly varied until By-law No. 28-80 comes into force and effect.
5. All buildings or structures erected or altered and the use of land is such "Rural Commercial Special Zone 2-81 (RCSP.2-81)" hereby established shall conform to all applicable provisions of By-law 28-80 except as hereby expressly varied.
6. (a) Notice of this By-law shall be given in the manner and for and to the persons prescribed by Ontario Regulation 78-80.

(b) Where no notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, then this By-law thereupon comes into force and effect.

(c) Where notice of objection is filed with the Clerk of the Corporation of the City of North Bay within twenty-one (21) days of service of the notice as prescribed by Ontario Regulation 78/80, this By-law shall come into force and effect upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 31st DAY OF August 1981
READ A SECOND TIME IN OPEN COUNCIL THIS 8th DAY OF September 1981
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND
PASSED THIS 8th DAY OF September 1981.



MAYOR



CLERK

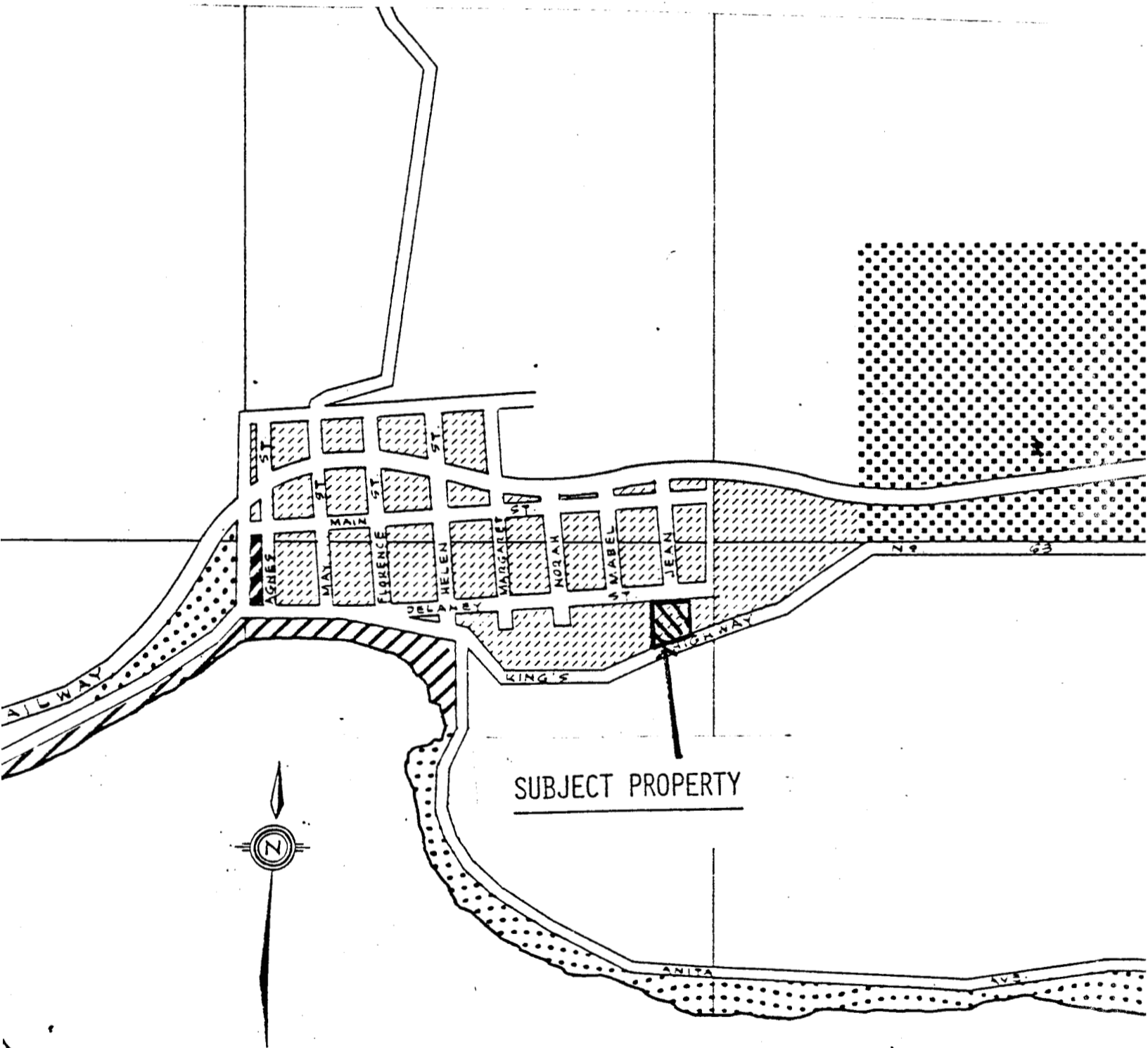
This is Schedule " A "

To By-law No. 137-81

Passed the 8th day of September ,
19 81 .

[Signature]
MAYOR

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CITY CLERK



Trout Lake

This is Schedule " B "

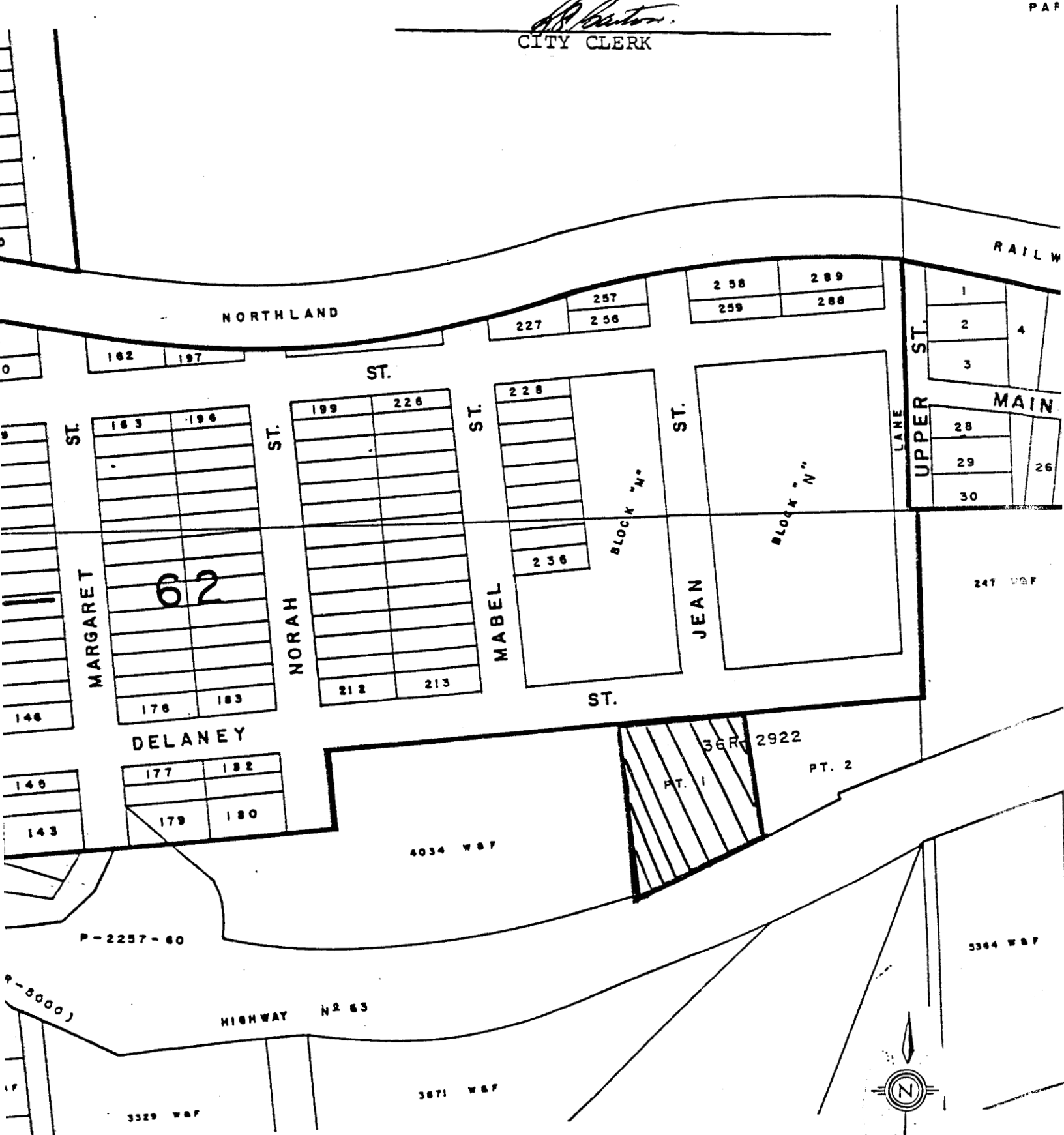
To By-law No. 137-81

Passed the 8th day of September
19 81 .

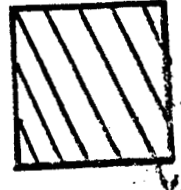
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CITY CLERK

P.A.F.



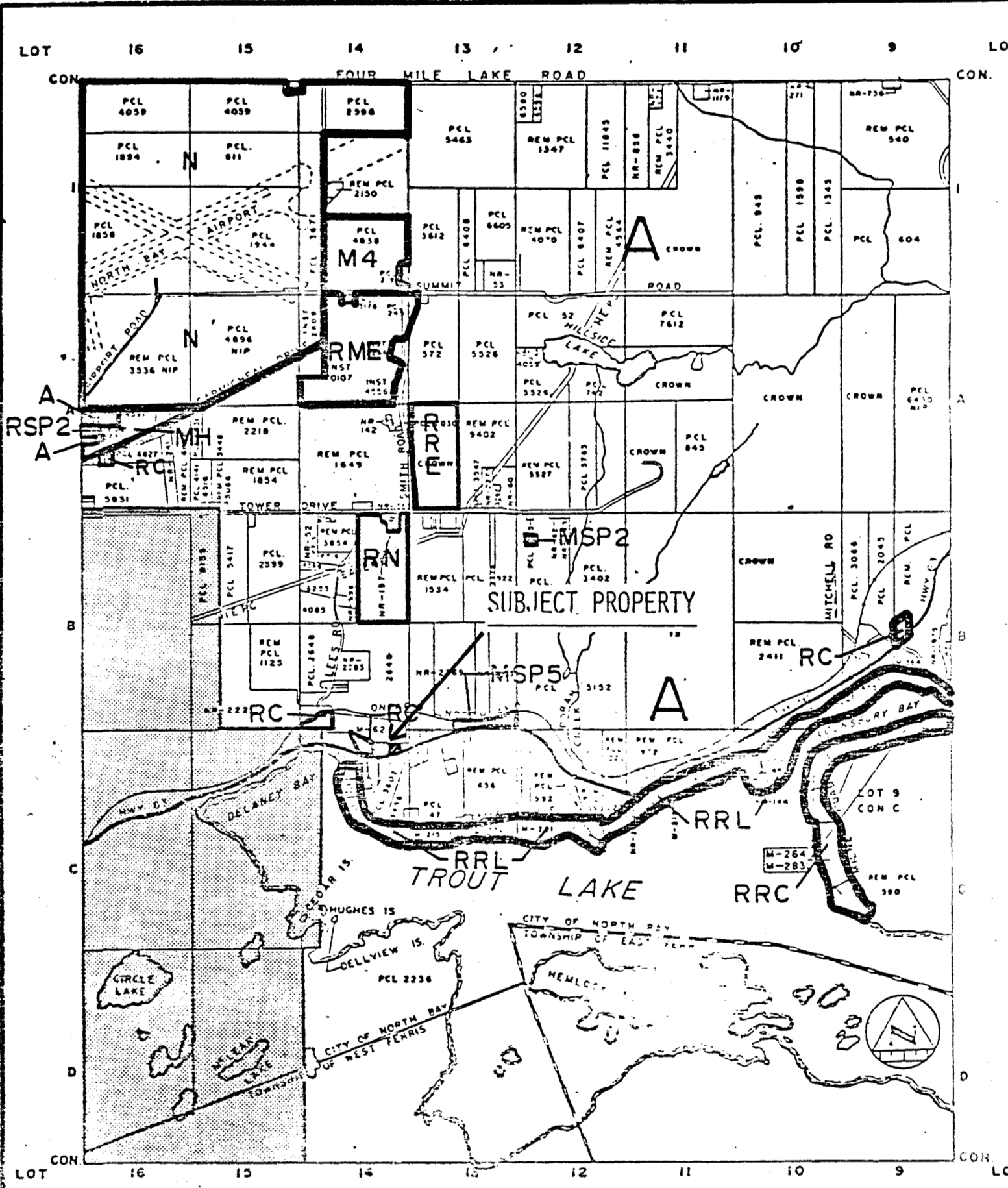
FROM A "TWO FAMILY DISTRICT (R.2)" TO A "RURAL COMMERCIAL SPECIAL ZONE 2-81 (RCSP. 2-81)"



This is Schedule " C "
 To By-law No. 137-81
 Passed the 8th day of September
 19 81 .

[Signature]
 MAYOR

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 CITY CLERK



SCHEDULE

C 6

0 500 1000

CITY OF NORTH BAY
 ZONING BY-LAW No. 28-80

This is Schedule " D "

To By-law No. 137-81

Passed the 8th day of September 1981.

MAYOR

CITY CLERK

