

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 53-77

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 pursuant to the Ontario Municipal Board Order dated 16th March, 1977 on the subject property, 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 in the zoning designation as shown on Schedule "A" 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 "A" 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 "Rural (A) Zone" to "Industrial Special Zone 5-77 (IS 5-77)" on the property more particularly described as Part of Lots 33 and 34, Concession 18, being Parcel 2076 W&F and Part 1 of Plan NR-1860, being Parcel 9759 W&F, and shown as hatched on Schedule "B" attached hereto and forming part hereof.
2. For the purpose of this By-law the abutting subject properties described in Section No. 1 of this By-law shall be considered as one contiguous parcel.
3. For the purpose of this By-law the front lot line shall be that property line of the subject properties described in Section No. 1 of this By-law that abut the King's Highway No. 17.
4. For the purpose of this By-law all buildings or structures erected or altered and the use of land in such an "Industrial Special Zone 5-77 (IS 5-77)" shall conform to the permitted uses and regulations hereinafter set forth:

(a) Permitted Uses

- A Dealership for new and used Recreational Vehicles and Boats, provided that such Dealership forms part of and is integral to a Service and Repair Centre.
- Administrative offices associated with and integral to the main Permitted Use.

(b) Regulations

(i) Front Yard

The setback from the lot line that abuts the King's Highway No. 17 shall be a minimum of one hundred (100) feet.

(ii) The setback from all other perimeter lot lines shall be a minimum of forty (40) feet.

(iii) Outdoor Storage

Will be permitted but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than six (6) feet, but not greater than the height of the first storey of the main building on the property.

5. All buildings or structures erected or altered in an "Industrial Special Zone 5-77 (IS 5-77)" hereby established shall conform to all other applicable provisions of Zoning 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 18TH DAY OF APRIL, 1977.

READ A SECOND TIME IN OPEN COUNCIL THIS 2ND DAY OF MAY, 1977.

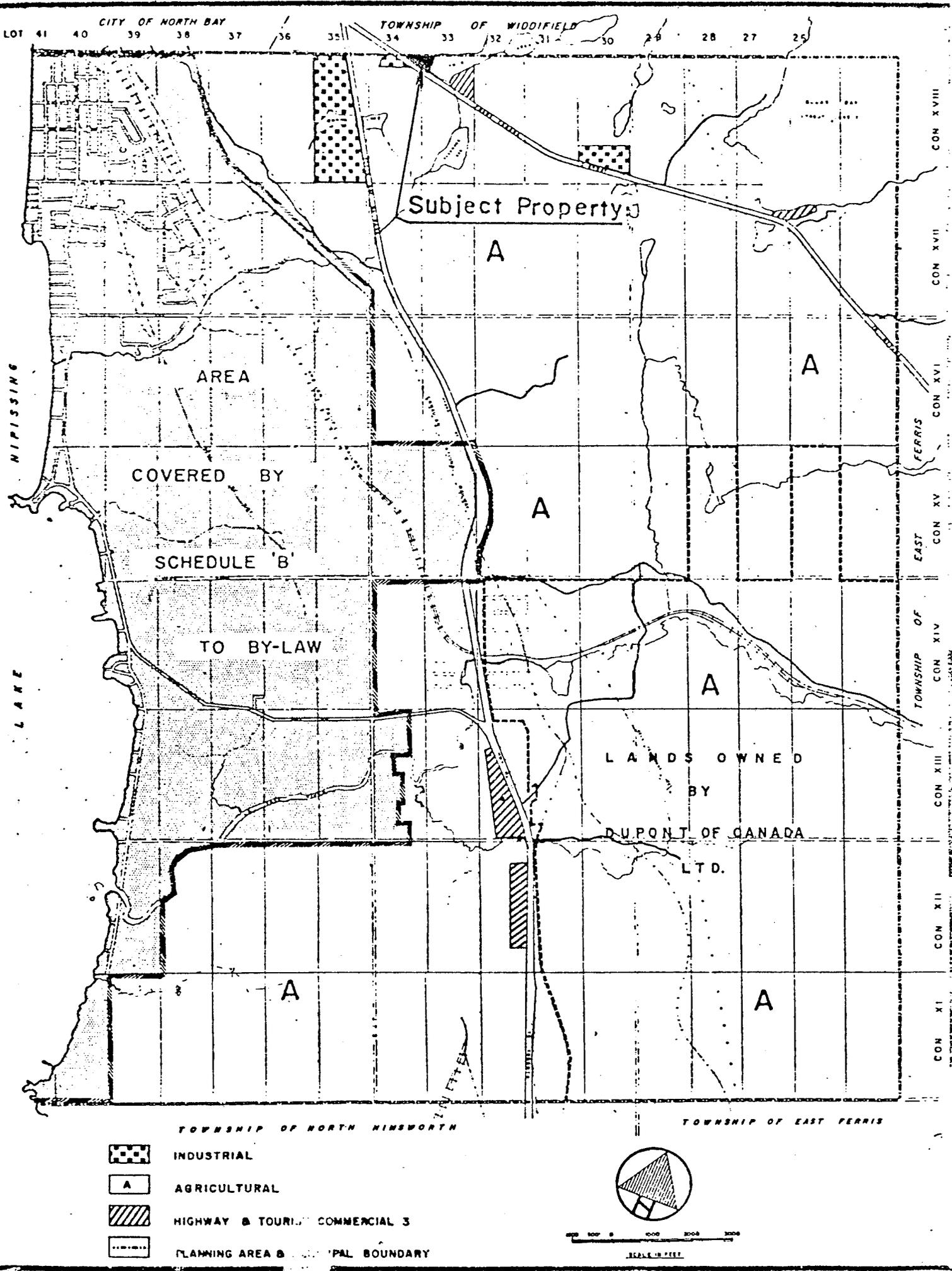
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 2ND DAY OF MAY, 1977.

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MAYOR

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CITY CLERK

Schedule 'A' of By-law No

53-77



Schedule "B" of By-law No

53-77

