

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 53-73

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, upon the request of an agent 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 which is now applicable to part of the City of North Bay to provide for an alteration in zone 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 which forms part of By-law No. 1097 of the former Township of Widdifield and designates as "Bush District -B" Part of Lot 9 Concession B, in the City of North Bay, which property is more particularly described in Schedule "A" and shown outlined in red on Schedule "B", both of which are attached hereto and form part hereof, is amended to show said lands zoned as "Neighbourhood Commercial Special Zone No. 15-73".
2. For the purposes of this By-law, all buildings and structures erected or altered in said "Neighbourhood Commercial Special Zone No. 15-73" shall conform to the uses and regulations hereinafter set forth.

(a) PERMISSIBLE USES - "Neighbourhood Commercial Special Zone No. 15-73"

(i) Commercial Uses:

RETAIL GENERAL STORE, that is restricted to the sale of:

Clothing
Confectioneries and sundries
Fishing and hunting supplies
Groceries
Light hardware
Meats

GASOLINE BAR, being a building or place where gasoline is kept for sale with or without lubricants and automobile accessories but where no servicing, repair or equipping of motor vehicles is carried on.

(ii) Residential Uses:

Only one dwelling unit shall be permitted, provided that it forms an integral part of the establishment permitted by Section 2(a)(i) and is inhabited by the owner of the establishment or the resident staff.

(b) REGULATIONS

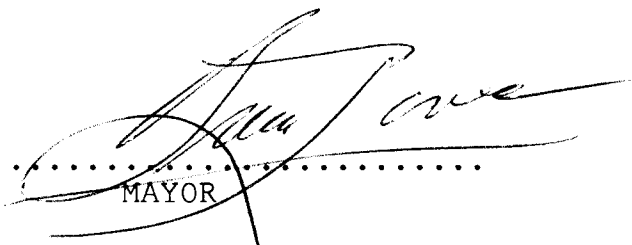
In a "Neighbourhood Commercial Special Zone No. 15-73" no building, structure or land shall be used and no building or structure shall be hereafter erected or altered, except in accordance with the following Regulations:

- (i) Front Yard: No portion of any building or structure other than a gasoline pump island shall be located closer to the front lot line than fifty (50) feet and no portion of any gasoline pump island shall be located any closer to the front lot line than fifteen (15) feet.
- (ii) Side Yard: The setback from the side lot line shall be a minimum of twenty-five (25) feet.
- (iii) Rear Yard: The setback from the rear lot line shall be a minimum of fifty (50) feet.
3. All buildings and structures erected or altered in the "Neighbourhood Commercial Special Zone No. 15-73" hereby established shall conform to all other applicable provisions of said By-law No. 1097 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 14th DAY OF May, 1973.

READ A SECOND TIME IN OPEN COUNCIL THIS 28th DAY OF May, 1973.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 28th DAY OF May, 1973.

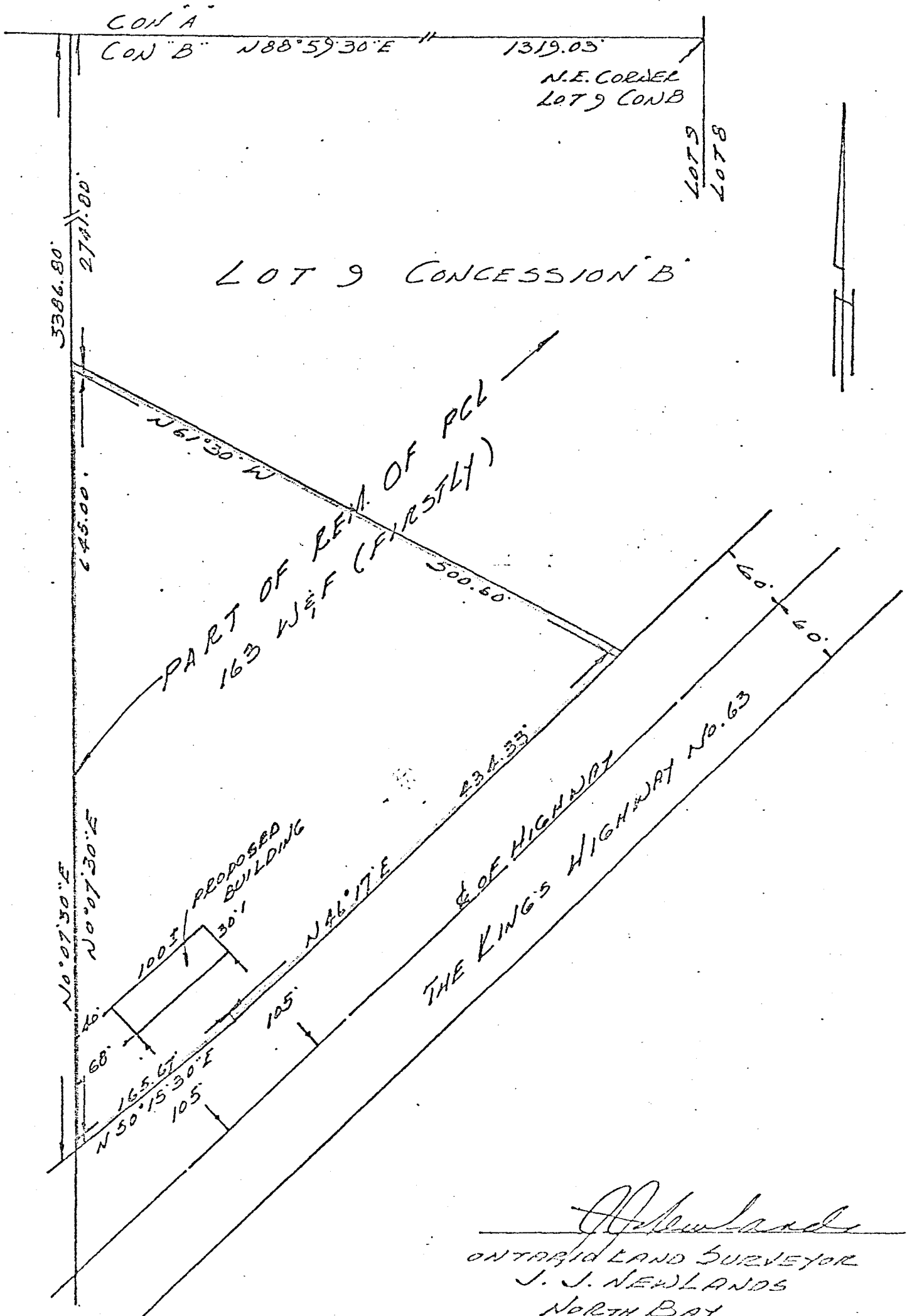
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 MAYOR

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 CITY CLERK

PLAN SHOWING
 PART OF LOT 9 CONCESSION 'B'
 CITY OF NORTH BAY
 (FORMERLY TOWNSHIP OF WIDDIFIELD)
 DISTRICT OF NIPISSING
 SCALE: 1 INCH = 100 FEET

Schedule "B"
 to By-law
 No. 53-73



J. J. Newlands
 ONTARIO LAND SURVEYOR
 J. J. NEWLANDS
 NORTH BAY

FEBRUARY 13, 1973

All and singular that certain parcel or tract of land and premises situate lying and being in the City of North Bay (formerly township of Widdifield) Province of Ontario and being composed of part of lot 9 concession B and being more particularly described as follows;

Premising that the North limit of lot 9 concession B has an astronomic course of N 88 59'30" E and relating all bearings Thereto;

Beginning at the north east corner of lot 9 concession B;

Thence S 88 59'30" W a distance of 1319.03' ;

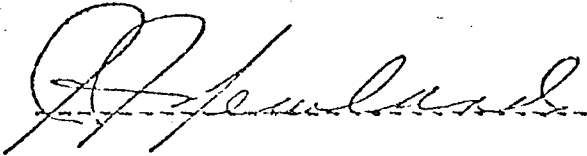
Thence S 0 07'30" W a distance of 2741.80' to the point of commencement;

Thence continuing S 0 07'30" W to the north limit of the Kings highway 63;

Thence N 50 15'30" E along the north limit of said highway a distance of 165.67';

Thence N 46 17' E along said highway a distance of 434.33';

Thence N 61 30' W a distance of 500.60' back to the point of commencement.



J.J. NEWLANDS
Ontario Land Surveyor



R 731570

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of North Bay for approval of
its Restricted Area By-law
53-73

B E F O R E :

W. H. PALMER,
Chairman

- and -

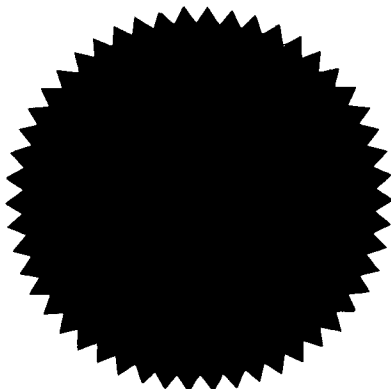
A. H. ARRELL, Q.C.
Vice-Chairman

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Wednesday, the 26th day of
September, 1973

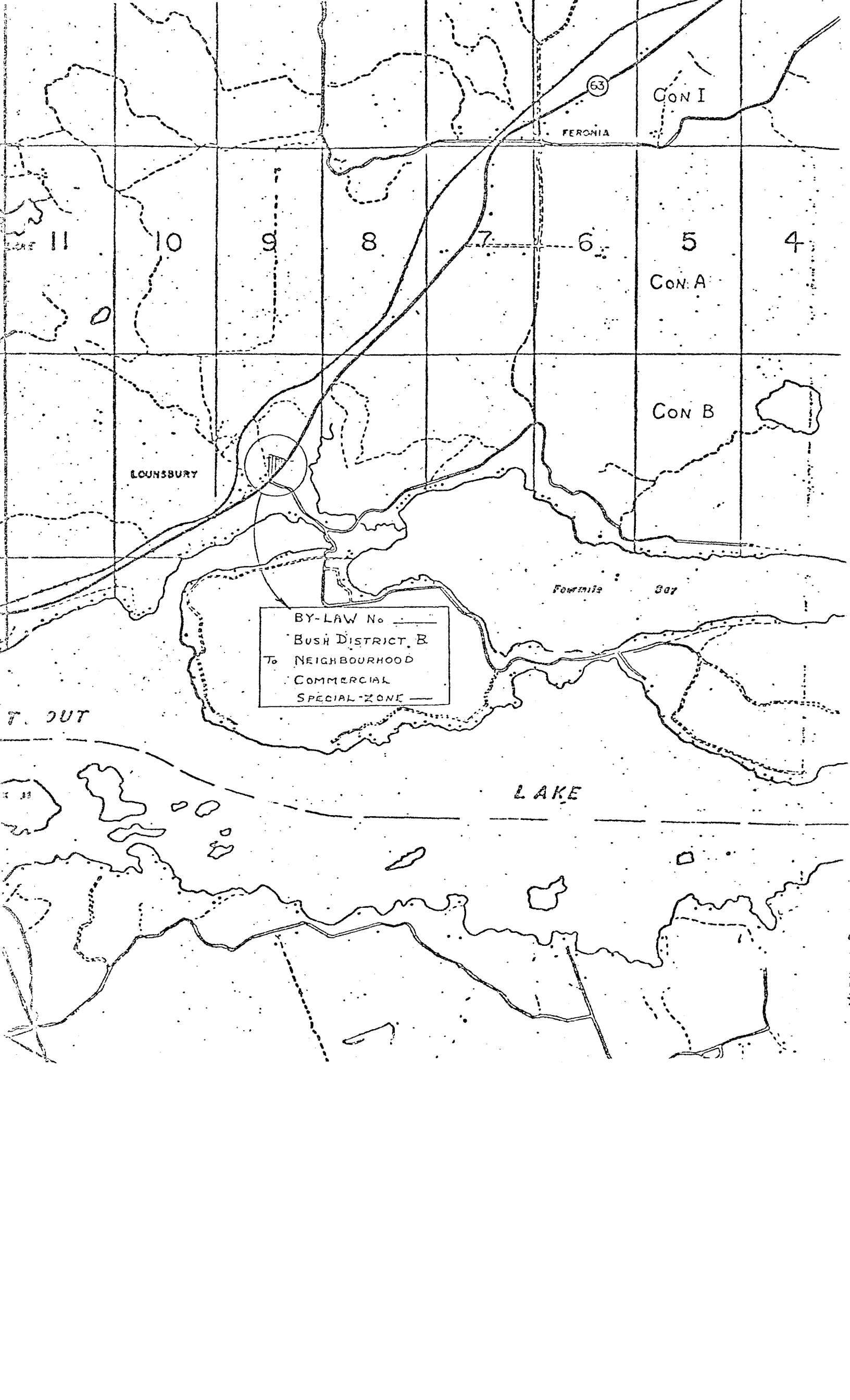
No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 53-73 is
hereby approved.



R. C. ANDREWS
SECRETARY

ENTERED
O. B. No. <i>A. 123</i>
Folio No. <i>123</i>
SEP 28 1973
<i>R. C. Andrews</i>
SECRETARY, ONTARIO MUNICIPAL BOARD



63

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FERONIA

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CON A

CON B

LONSBURY

Fourmile

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BY-LAW No. _____
BUSH DISTRICT B
To NEIGHBOURHOOD
COMMERCIAL
SPECIAL ZONE

T. OUT

LAKE