

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 169-79

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 more particularly described as Lot 26, Plan M-237, Part Lot 17, Concession A, former Township of Widdifield from a "Residential Second Density (R.2)" Zone to an "Industrial Special 7-79 (IS 7-79)" Zone 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 7-79 (IS 7-79)" Zone, shall conform to the uses and regulations hereinafter set forth:

"Industrial Special 7-79 (IS 7-79)" Zone

(B) (1) Permitted Uses in this "Industrial Special 7-79 (IS 7-79)" Zone shall be:

(a) Commercial Uses

Greenhouse and Landscaping Business;

Accessory Uses to the foregoing.

(b) Residential Uses

One detached single-family dwelling unit shall be permitted for an essential workman and his family on the same property;

Accessory Uses to the foregoing.

(B) (2) Regulations of Use in this "Industrial Special 7-79 (IS 7-79)" Zone shall be:

- (i) Minimum Lot Area is four-tenths (.4) hectares;
- (ii) Minimum Front Yard Depth is thirteen and seven-tenths (13.7) metres;
- (iii) Minimum Side Yard Depth is three and nine-tenths (3.9) metres;
- (iv) Minimum Rear Yard Depth is forty-five and seven-tenths (45.7) metres;
- (v) Maximum Lot Coverage is twenty-five (25) percent.

(B) (3) Outside Storage

Where part of the use permitted under (B) (1) (a) is carried on outside a building, that part of the operation shall not be conducted unless enclosed by adequate screening in the form of landscaping or fencing to a height of not less than one and eight-tenths (1.8) metres, but not greater in height than the first storey of the main building on the property.

3. Pursuant to Section 35(a) of The Planning Act, the lands referred to in Section 1 of this By-law are placed under Site Plan Control. The subject properties shall be developed in accordance with the provisions of this By-law and the attached Site Plan which constitutes Schedule "C" to this By-law and forms part hereof, 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 ten (10) cars shown as Item 1 on the attached Site Plan;

- (b) The provision of access and egress ramps to the commercial parking area shown as Item 2 on the attached Site Plan;
- (c) The location of a single-family dwelling shown as Item 3; a private garage shown as Item 4, an existing Greenhouse shown as Item 5; a proposed additional Greenhouse shown as Item 6; a Tree and Shrub Holding Bed shown as Item 7; and a Sales Area for trees and shrubs shown as Item 8 on the attached Site Plan.

- 4. All buildings and structures erected or altered in such an "Industrial Special 7-79 (IS 7-79)" Zone 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 27th DAY OF August, 1979  
READ A SECOND TIME IN OPEN COUNCIL THIS 1st DAY OF October, 1979  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED  
THIS 1st DAY OF October, 1979.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

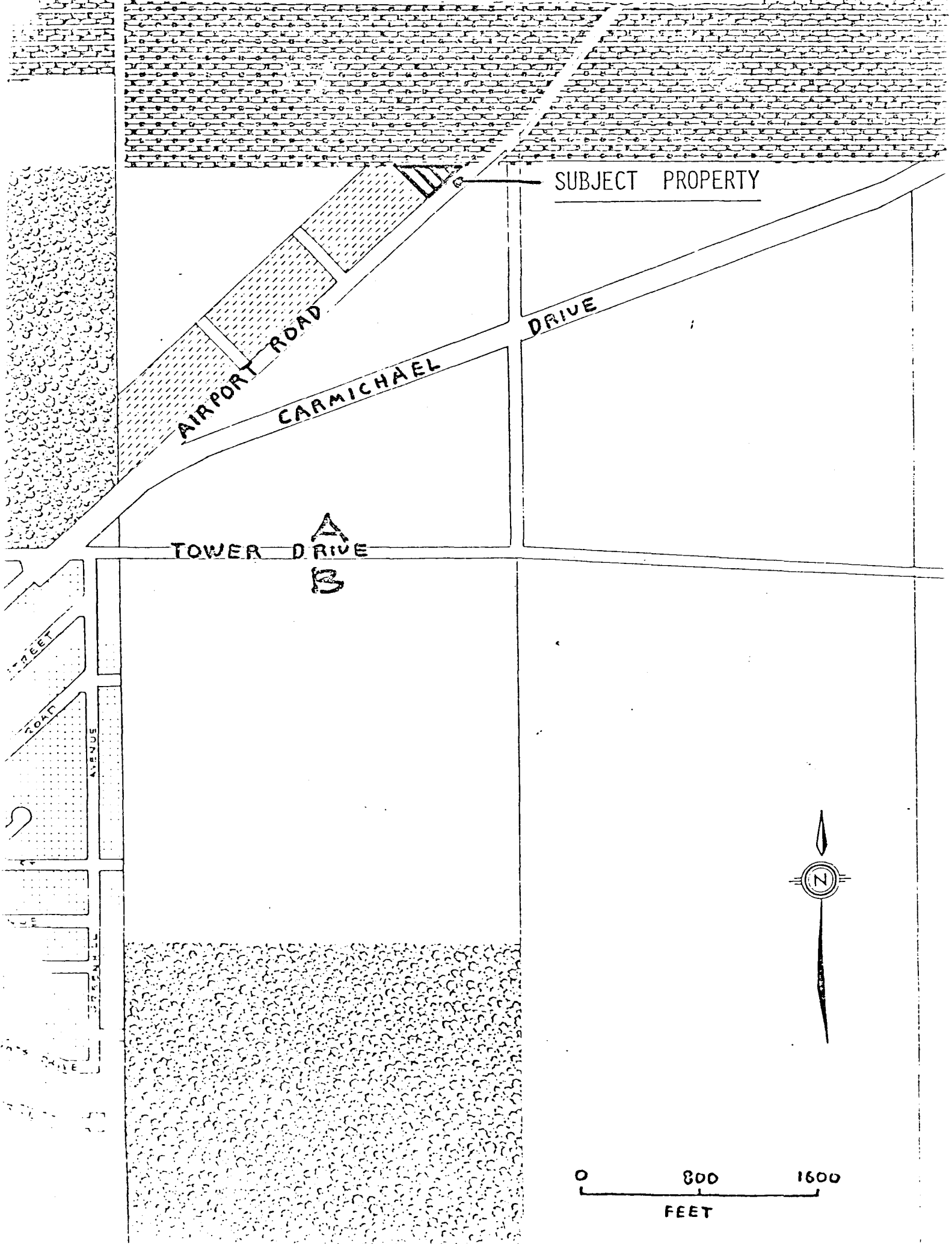
This is Schedule "  A  "

To By-law No.  169=79

Passed the \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_.

\_\_\_\_\_  
MAYOR

*A.S. Beaton*  
\_\_\_\_\_  
CITY CLERK



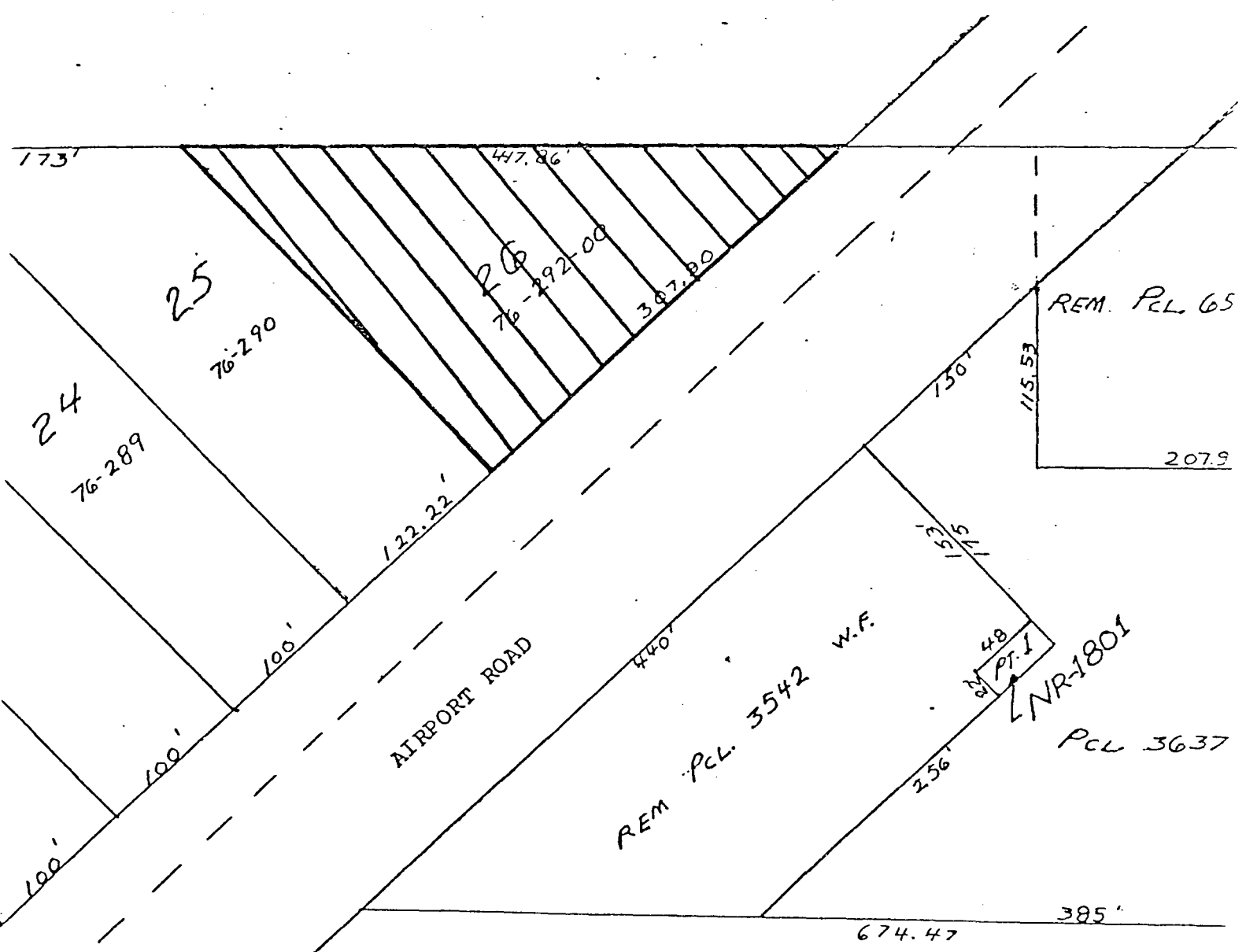
This is Schedule "B" To By-law No. 103-75

Passed the \_\_\_\_\_ day of \_\_\_\_\_


19\_\_\_\_.

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK

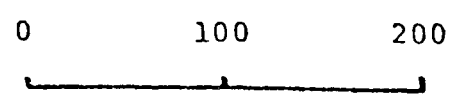


LEGEND

 FROM "RESIDENTIAL SECOND DENSITY (R.2)"  
TO "INDUSTRIAL SPECIAL ZONE \_\_\_\_\_ (IS \_\_\_\_\_)"



PCL. 5622 W.F.



feet

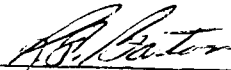
This is Schedule "C"

to By-law No. 169-79

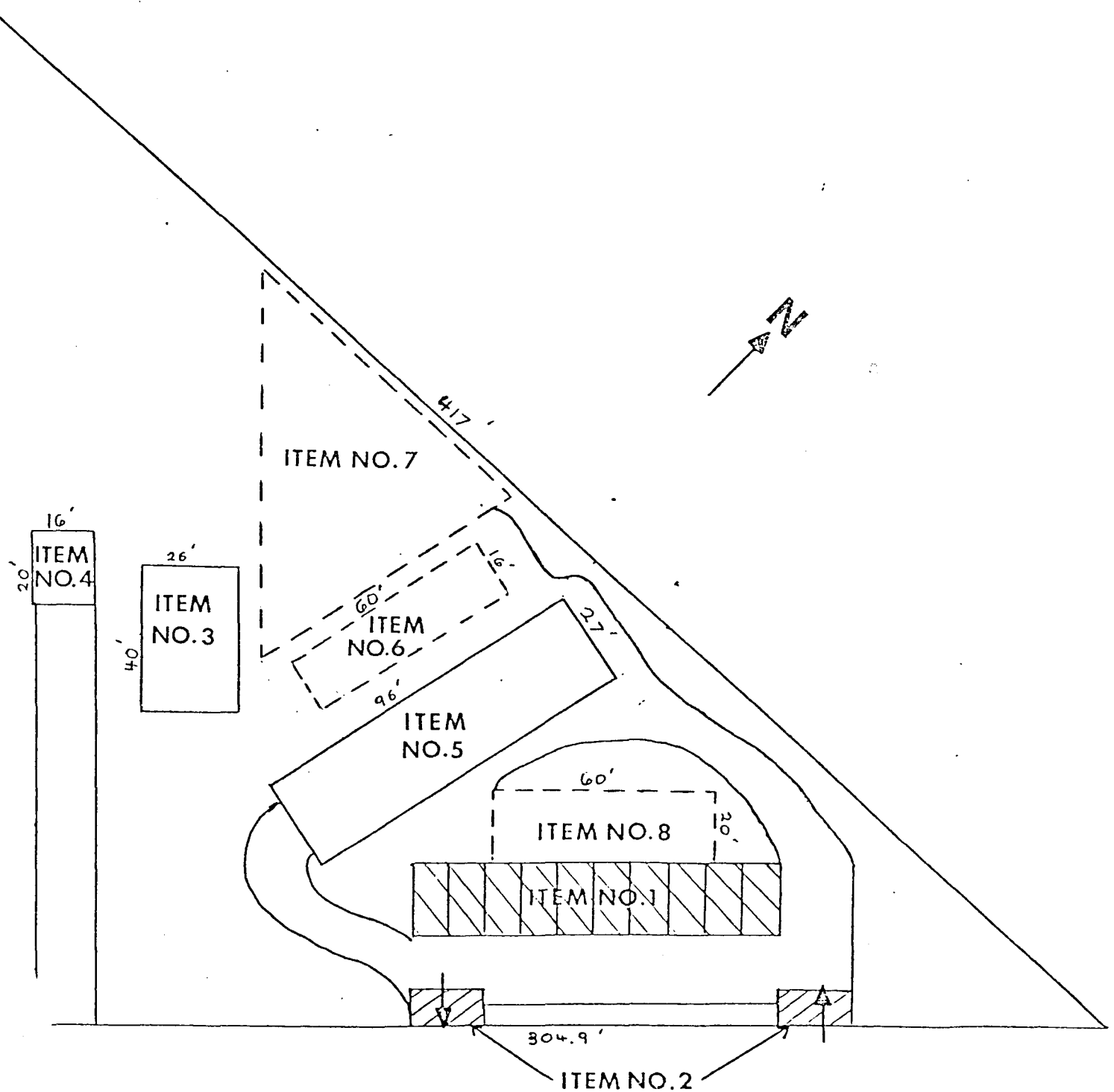
Passed the \_\_\_\_\_ day of

\_\_\_\_\_ 19 \_\_\_\_.

MAYOR



CITY CLERK



AIRPORT ROAD





R 793931

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 169-79

B E F O R E :

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

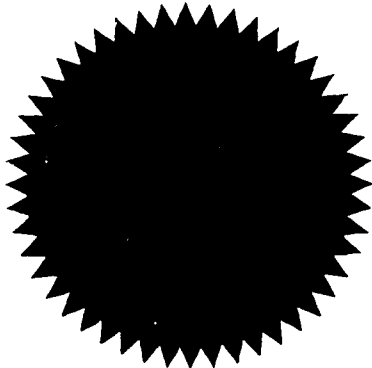
- and -

M.D. Henderson  
Member



Friday, the 28th day  
of December, 1979

THE BOARD ORDERS that By-law 169-79 is hereby  
approved.



SECRETARY

ENTERED	
O. B. No...	R. 79-8
Folio No...	141
JAN 7 1980	
SECRETARY - ONTARIO MUNICIPAL BOARD	