

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 140-80

BEING A BY-LAW TO AMEND BY-LAW 907 OF THE FORMER TOWNSHIP OF WEST FERRIS 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. 907 of the former Township of West Ferris to provide for a change in the zone designation shown on the Schedule which forms part of the said By-Law No. 907.

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

1. The Schedule of By-Law No. 907 of the former Township of West Ferris is amended by changing the zoning designation of the subject land shown on that part of said zoning map set out in Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Parts 1, 2, 3 and 4, Reference Plan 36R-5507 and being the remainder of Parcel 4038 W.F., Remainder Parcel 4867 W.F., and Rem Parcel 3791 W.F., being part of Lots 36 and 37, Concession 14, shown as hatched on Schedule "B" attached hereto and forming part hereof from a "Rural A" Zone to a "Light Industrial Two Special Zone 11-80 (M 2 Sp 11-80)" and a "Light Industrial Three Special Zone 11-80 (M 3 Sp 11-80)".
- 2 (i) No land, building or structure shall be erected or caused to be erected or used in said "Light Industrial Two Special Zone (M 2 SP 11-80)" except for the following uses and in conformity with the following regulations herein set forth.
 - A) PERMITTED USES (M 2 Sp 11-80)
 - 1) "Light Industrial Two Special (M 2 Sp 11-80) Zone uses include the use of land, building or structure designed for the manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing, or adapting for sale any goods, substances or things, and includes food, beverages, tobacco, rubber, leather, textile, knitting, woodworking, or similar industries where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority;

- 2) Administrative offices associated with and integral with the main use;
- 3) One (1) apartment unit within the main building for an essential workman or caretaker.
- 4) All permitted uses shall be conducted within an enclosed building or structure with no outside storage permitted.

B) REGULATIONS (M 2 Sp 11-80)

- 1) LOT COVERAGE: Maximum lot coverage shall be fifty (50) percent;
- 2) FRONT YARD : The setback from the front lot line shall be a minimum of fifteen (15) metres;
- 3) SIDE YARD :
 - a) Except as required by Sub-clauses (b), (c) and (d), the setback from the side lot line shall be a minimum of four and five-tenths (4.5) metres;
 - b) Where a side lot line abuts a Residential or Open Space Zone, the setback from the said side lot line shall be a minimum of nine (9) metres;
 - c) Where a side lot line abuts a street, the setback from the said side lot shall be a minimum of nine (9) metres;
 - d) Where a side lot line abuts a railway, the setback from the said side lot line may be nil;
- 4) REAR YARD :
 - a) Except as required by Sub-clauses (b) and (c), the setback from the rear lot line shall be a minimum of twelve (12) metres;
 - b) Where the rear lot line abuts a Residential or Open Space Zone, the setback from the said rear lot line shall be a minimum of fifteen (15) metres;

- c) Where the rear lot line abuts a railway, the setback from the said rear lot line may be nil.

2 (ii) No land, building or structure shall be erected or caused to be erected or used in said "Light Industrial Three Special Zone 11-80 (M3 Sp 11-80)" except for the following uses and in conformity with the following regulations herein set forth:

- A) PERMITTED USES: 1) Those uses permitted in a (M 3 Sp 11-80) "Light Industrial Two Special Zone (M2 Sp.)" requiring outdoor storage.
- 2) The use of land, building or structure designed for the purpose of manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and the storage of buildings and construction equipment and materials where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority. This does not include forest produce industries, metal fabricating, refineries, mills, foundries, chemical plants or similar heavy industries. It also does not include a mine, pit, quarry or oil wells.
- 3) Bulk sales establishments;
Construction contractor yards;
Heavy equipment sales and service;
Heavy equipment storage;
Transportation and Communications and Utility Yards and Terminals;
Warehouse and storage uses;
Wholesale uses;
- 4) Administrative offices associated with and integral with main use;

- 5) One (1) apartment unit within the main building for an essential workman or caretaker;
- 6) Outdoor storage is permitted, subject to the following provisions:

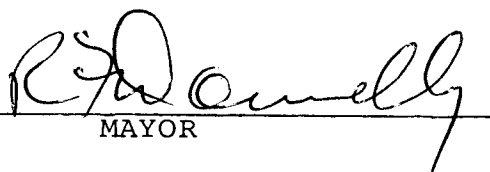
Where part of the use permitted is carried on outside a building, that part of the operation shall not be conducted in the front yard and shall be enclosed by adequate screening in the form of landscaping or fencing to a height of not less than one and eight-tenths (1.8) metres and not greater than the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

B) REGULATIONS (M 3 Sp 11-80)

- 1) LOT COVERAGE : Maximum lot coverage shall be fifty (50) percent.
- 2) FRONT YARD : The setback from the front lot line shall be a minimum of fifteen (15) metres;
- 3) SIDE YARD ;
 - a) Except as required by Sub-Clauses (b), (c) and (d), the setback from the side lot line shall be a minimum of four and five-tenths (4.5) metres;
 - b) Where a side lot line abuts a Residential or Open Space Zone, the setback from the said side lot line shall be a minimum of nine (9) metres;
 - c) Where a side lot line abuts a street, the setback from the said side lot line shall be a minimum of nine (9) metres;
 - d) Where a side lot line abuts a railway, the setback from the said lot line may be nil.
- 4) REAR YARD :
 - a) Except as required by Sub-clauses (b) and (c), the setback from the rear lot line shall be a minimum of twelve (12) metres;

- b) Where the rear lot line abuts a Residential or Open Space Zone, the setback from the said rear lot line shall be a minimum of fifteen (15) metres;
 - c) Where the rear lot line abuts a railway, the setback from the said rear lot line may be nil.
3. No building or structure shall be designed, constructed or located in such a way as to permit the entry of flood waters below the level of one hundred and ninety-nine metres (99) Canadian Geodetic Datum on Blocks 1, 4, and 6; Plan M-_____.
4. All building and structures erected or altered in the zones hereby established shall conform to all other applicable provisions of Zoning By-law No. 907 of the former Township of West Ferris, except as hereby expressly varied.
5. A) Notice of this By-Law shall be given in the manner and form to the persons prescribed by Ontario Regulation 78/80.
- B) Where no notice of objection is filed with the Clerk 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 City of North Bay within twenty-one (21) days of service 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 THE 29TH DAY OF SEPTEMBER, 1980.
READ A SECOND TIME IN OPEN COUNCIL THE 14TH DAY OF OCTOBER, 1980.
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED THIS 14TH DAY OF OCTOBER, 1980.


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. 140-80

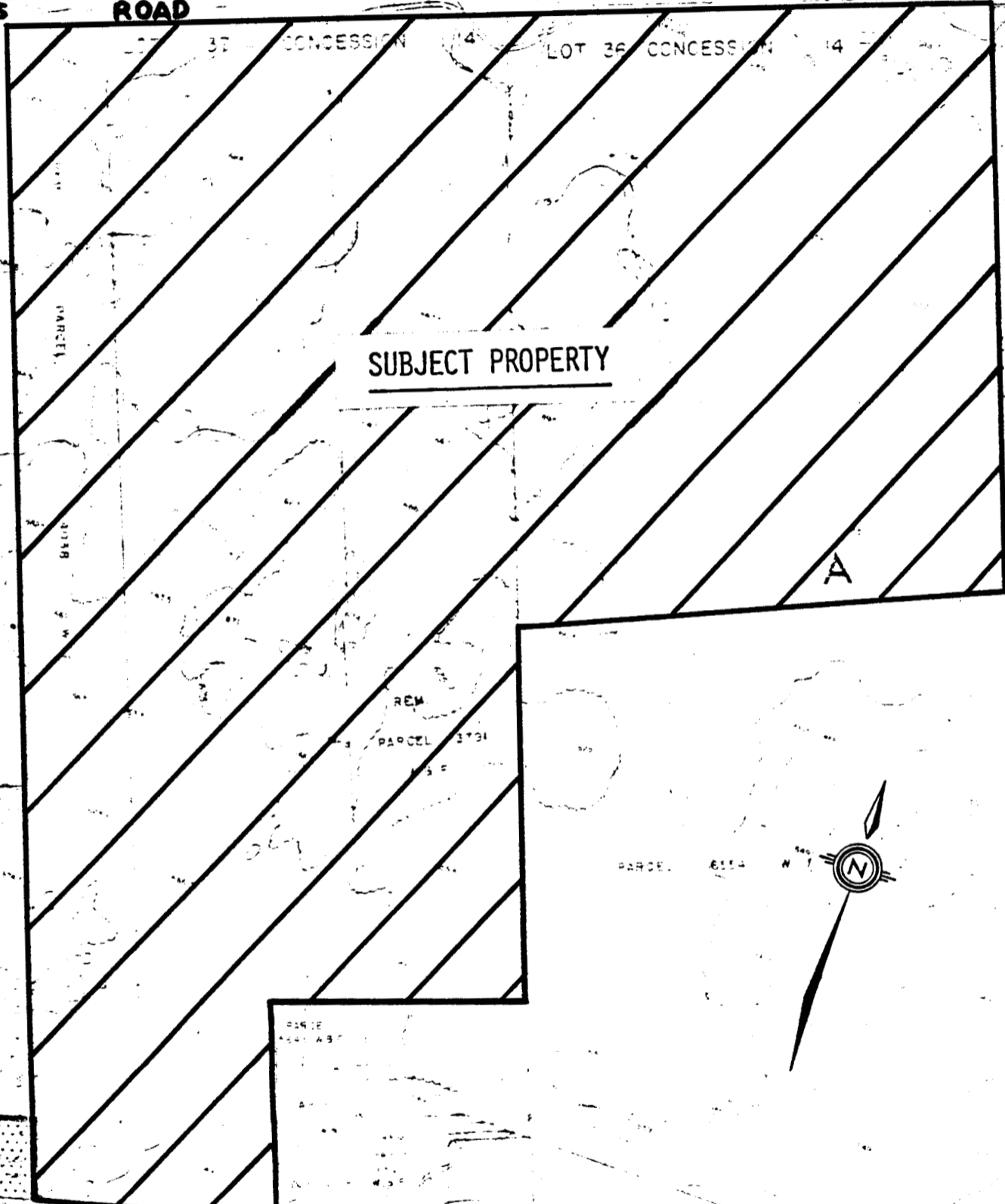
Passed the 14th day of October,

19 80.

R. J. Donnelly
MAYOR

A. J. Burton
CITY CLERK

BIRCHES ROAD

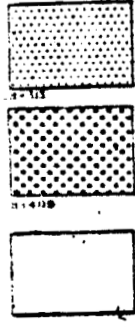


SUBJECT PROPERTY

A

LAKESHORE

DRIVE



RESIDENTIAL SECOND DENSITY R2

INDUSTRIAL I

AGRICULTURAL A

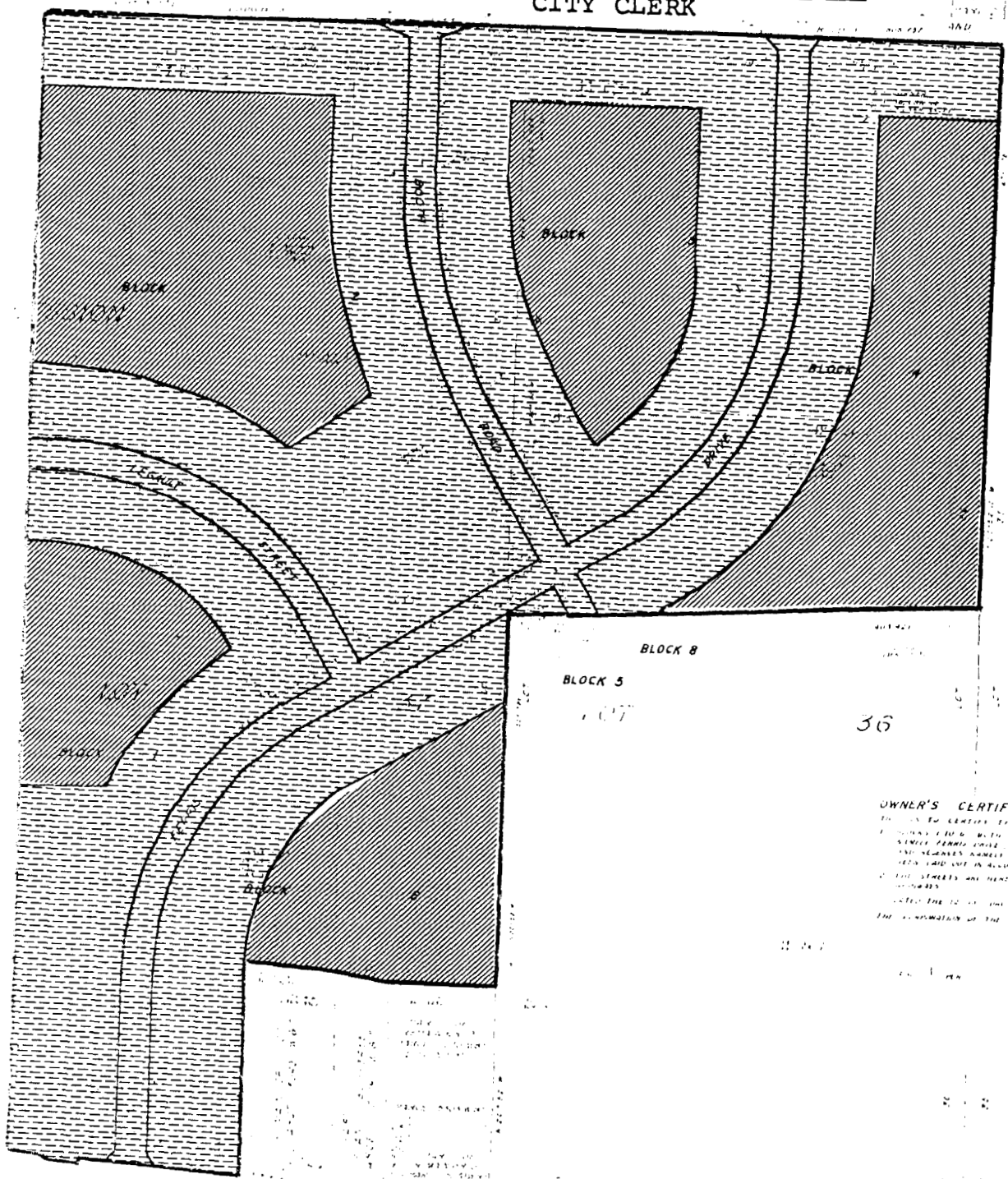
This is Schedule " B "
 To By-law No. 140-80
 Passed the 14th day of October
 19 80.

[Signature]
 MAYOR

[Signature]
 CITY CLERK

AMTRIC
 1000 UNIVERSITY AVENUE
 TORONTO, ONT. M5G 1K7
 TEL: (416) 593-1111

PLAN 141-
 THE CITY OF TORONTO
 OFFICE OF THE CITY ENGINEER
 100 KING STREET WEST
 TORONTO, ONT. M5X 1C4
 TEL: (416) 392-3111



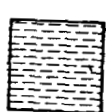
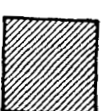
OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land shown on the above plan, do hereby certify that the streets shown on the plan have been laid out in accordance with the instructions of the City Engineer and that the same are intended to be used as public highways.

Dated this 14th day of October 1980.
 The Corporation of the City of Toronto

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified surveyor, do hereby certify that this survey and plan are correct and in accordance with the Survey Act and the Land Titles Act and the Regulations made thereunder.

-  FROM "RURAL (A)" TO "LIGHT INDUSTRIAL TWO SPECIAL (M2SP)"
-  FROM "RURAL (A)" TO "LIGHT INDUSTRIAL THREE SPECIAL (M3SP)"

CONCESSION

14

15

30

LOT

35

36

LOT 35

13

36