

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 107-78

BEING A BY-LAW TO AMEND BY-LAW NO. 1097
OF THE CORPORATION OF THE CITY OF NORTH BAY.

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 an alteration to 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 By-law No. 1097 of the former Township of Widdifield is amended by changing the zoning designation of the lands shown on Schedule "B" attached hereto and forming part hereof, (being the Remainder of Parcel 2446 Nipissing in the North Half of the South Half of Lot 20, Concession 1, of the former Township of Widdifield, which property is more particularly shown as hatched on Schedule "C" attached hereto and forming part hereof), from "Bush District...B" to an "Industrial Special Zone 11-78 (ISp. 11-78)" and an "Extractive Industrial Special Zone 11-78 (E.I.Sp. 11-78)" as designated on Schedule "B".
2. Regulations:
For the purposes of this By-law, all buildings or structures erected or altered and the use of land in such "Industrial Special Zone 11-78 (ISp. 11-78)" and "Extractive Industrial Special Zone 11-78 (EISp. 11-78)" hereby established shall conform to the uses and regulations set forth in Schedule "A" attached hereto and forming part hereof.
3. All buildings and structures erected or altered in the zones hereby established shall conform to Zoning By-law No. 1097 of the former Township of Widdifield, 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 28th DAY OF August, 1978
READ A SECOND TIME IN OPEN COUNCIL THIS 11th DAY OF SEPTEMBER 1978
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND
PASSED THIS 11TH DAY OF SEPTEMBER 1978.


DEPUTY MAYOR


CLERK

THIS IS SCHEDULE "A" TO BY-LAW NO. 107-78 OF THE CORPORATION
OF THE CITY OF NORTH BAY

Pursuant to Section 3 of By-law No. 107-78 all buildings or structures and the use of land within the zones established by said By-law No. 107-78 shall conform to the following Permitted Uses and Regulations for each zone designation.

A. "INDUSTRIAL SPECIAL ZONE 11-78 (ISp. 11-78)"

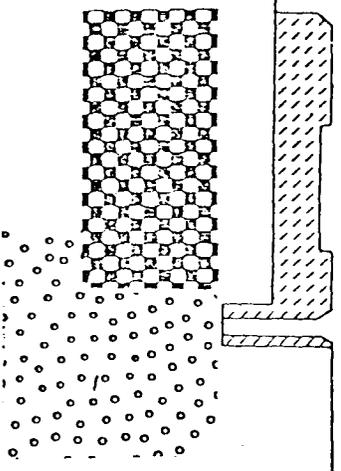
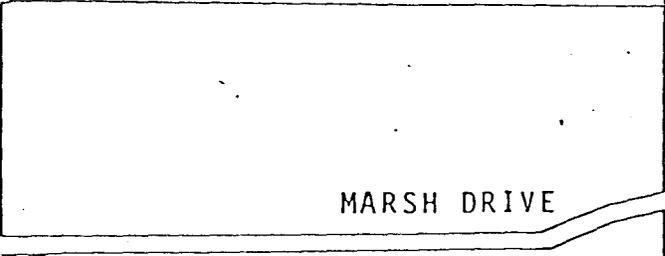
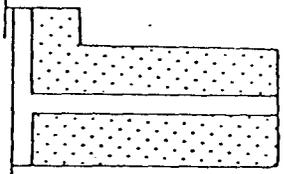
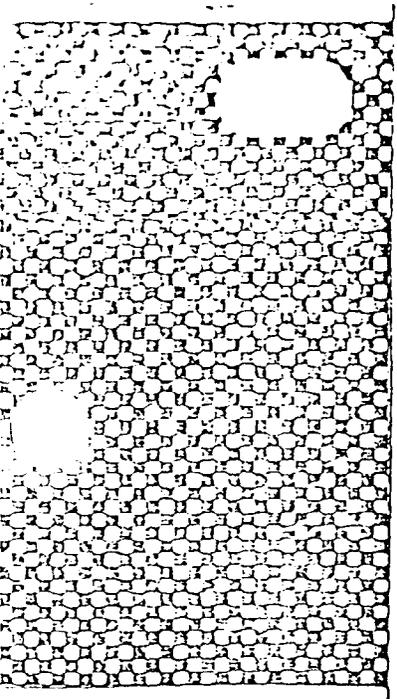
1. The only permitted uses in the "Industrial Special Zone 11-78 (ISp 11-78)" are:

- (a) Buildings or structures designated for the purpose of service, storage or sales, but not for the manufacture of construction or mining equipment;
- (b) Administrative offices associated with and integral to the main industrial use; and
- (c) An apartment unit within the main building for an essential workman or caretaker.

2. Any buildings or outside storage locations are subject to the following restrictions:

- (a) Maximum lot coverages shall be two (2) percent of the land designated as "I Special" on Schedule "B" hereto;
- (b) The minimum setback of any building or outside storage from the front lot line shall be thirty (30) metres;
- (c) The minimum setback of any building or outside storage from the side lot line shall be thirty (30) metres;
- (d) The minimum setback of any building or outside storage from the rear lot line shall be thirty (30) metres.

3. The natural existing vegetative barrier shall be maintained and not disrupted to a minimum depth from the lot line of twenty-one (21) metres along the entire lot frontage and side lot lines of the land designated as "I Sp." in Schedule "B" hereto except for two existing breaks in the barrier each being sixty (60) metres long located at the two existing access points to the subject land from Highway 11 North.



SUBJECT PROPERTY



I. Sp.

E.I. Sp. _____

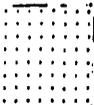
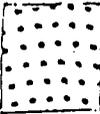
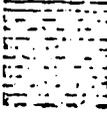
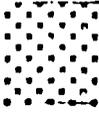


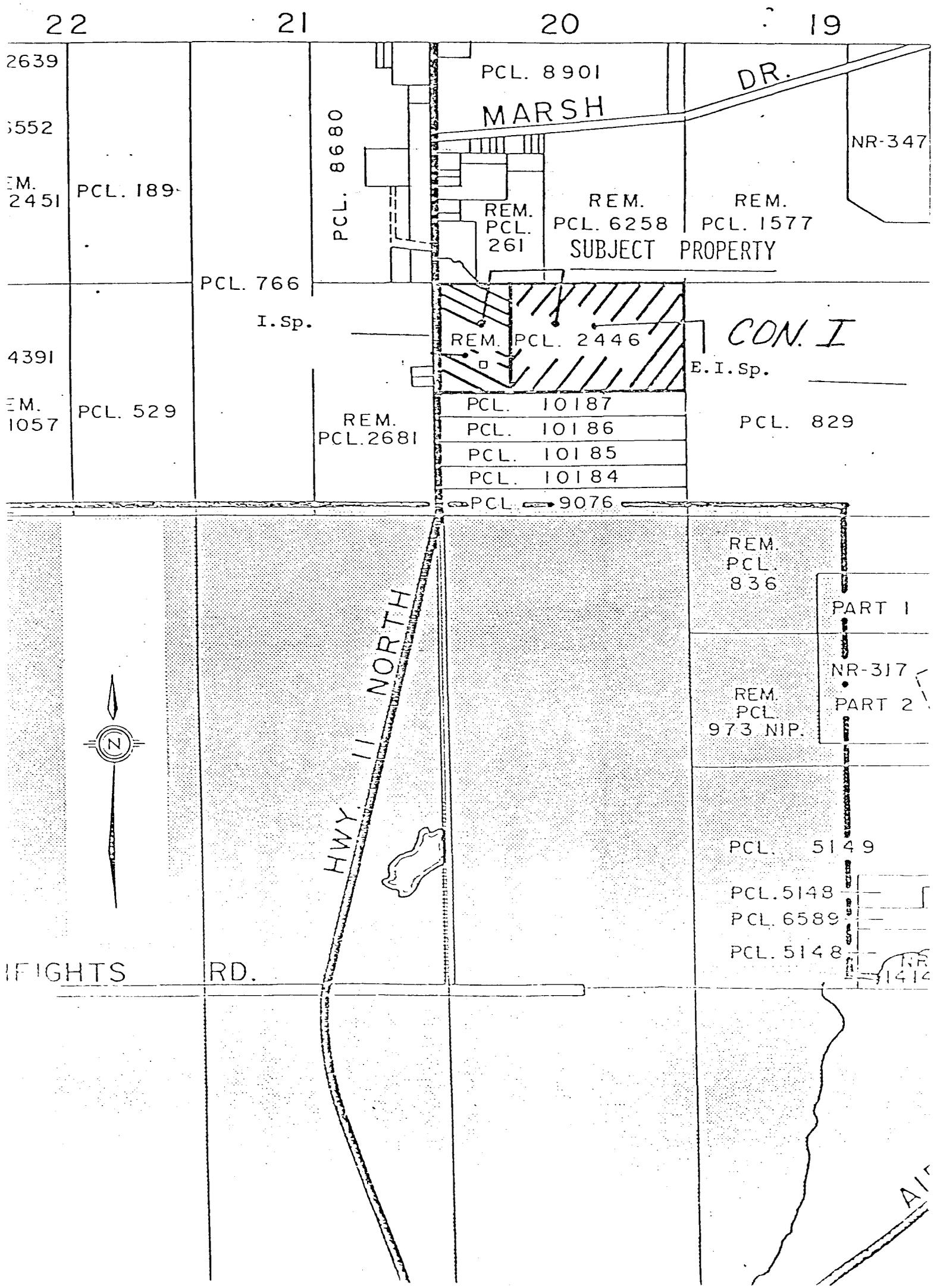
HIGHWAY 11 NORTH

CON. I
CON. A.

DISTRICT MAP.

LEGEND. BY-LAW N° 1097

RESIDENTIAL	1.		RESIDENTIAL	5		GENERAL COMMERCIAL		INSTITUTIONAL.	
RESIDENTIAL	2		TRAILER CAMP			MARINA COMMERCIAL		OPEN SPACE	
RESIDENTIAL	3		LOCAL SHOPPING CENTRE			LIGHT INDUSTRIAL		BUSH	
RESIDENTIAL	4.		COMMUNITY SHOPPING CENTRE			MANUFACTURING			





R 783741

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 107-78

B E F O R E :

P.M. BROOKS
Member

- and -

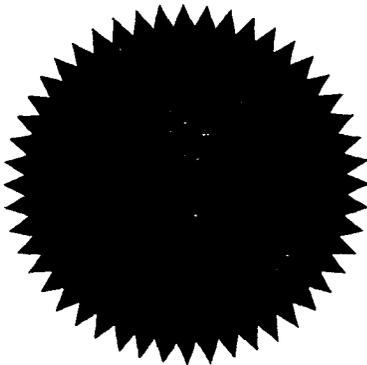
D.H. McROBB
Member

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Monday, the 26th day
of February, 1979

No objections to approval having been received as
required;

THE BOARD ORDERS that By-law 107-78 is hereby
approved.



SECRETARY

ENTERED	
O. B. No.	R.78-8
Folio No.	66
FEB 28 1979	
SECRETARY, ONTARIO MUNICIPAL BOARD	