

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 32-78

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. By-law No. 1097 of the former Township of Widdifield is amended by changing the zoning designation of the lands shown on Schedule "A" attached hereto and forming part hereof, being Part of Parcel 1211 W&F in the North Half of Lot 21 Concession 3 of the former Township of Widdifield, which property is more particularly shown as hatched on Schedule "B" attached hereto and forming part hereof, from "Bush District - B" to an "Industrial Special Zone 3-78 (ISp. 3-78)".
2. Pursuant to Section 35a of The Planning Act, the lands to be rezoned as referred to in Section 1 of this By-law are placed under Development Control and, prior to the development of the subject property and in accordance with this By-law, the property owner shall enter into one or more agreements with the City of North Bay dealing with the prohibition, regulation, use and maintenance of any or all of the facilities and matters listed hereunder:
 - (a) Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land, such as access ramps and curbing, including the number, location and size of such facilities and the direction of traffic thereon.
 - (b) Off-street vehicular parking and loading areas and access driveways, including the surfacing of such areas and driveways.

- (c) Walkways and all other means of pedestrian access.
 - (d) Removal of snow from access ramps, driveways, parking areas and walkways.
 - (e) Grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
 - (f) Conveyance to the Municipality, without cost, of easements required for the construction, maintenance or improvements of any existing or newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land.
 - (g) Floodlighting of the land or of any buildings or structures thereon.
 - (h) Walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands.
 - (i) Vaults, central storage and collection areas, and other facilities and enclosures as may be required for the storage of garbage and other waste material.
 - (j) Plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law.
3. The Agreement referred to in Section 2 of this By-law shall be registered against the title of the lands to be rezoned as referred to in Section 1 of this By-law, and the City of North Bay will enforce the provisions thereof against the Owner and, subject to the provisions of The Registry Act and The Lands Titles Act, any and all subsequent owners of the land.

4. 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 3-78 (ISp. 3-78)" hereby established shall conform to the uses and regulations set forth in Schedule "C" attached hereto and forming part hereof.
5. All buildings and structures erected or altered in the zones hereby established shall conform to all other applicable provisions of Zoning By-law No. 1097 of the former Township of Widdifield, 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 20TH DAY OF FEBRUARY, 1978.
READ A SECOND TIME IN OPEN COUNCIL THIS 6TH DAY OF MARCH, 1978.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 6TH DAY OF MARCH, 1978.



MAYOR



CLERK

TOWNSHIP OF COMMANT

(BUSH ZONE)

LOT 21

(BUSH ZONE)

Subject Property:

CON 3.

BERKLEY BLVD.

SUNSHINE LANE

MANUFACTURING

CITY N.B. SANITARY LANDFILL

ETCHES CORNER

MARSH DRIVE

MAN.

G.C.

TRAILER CAMP

NORTH BAY CANADIAN FORCES BL B D.O.T.

DELORME PIT ROAD

GORMANVILLE ROAD

24

23

22

21

20

19

18

17

Micro-Tower

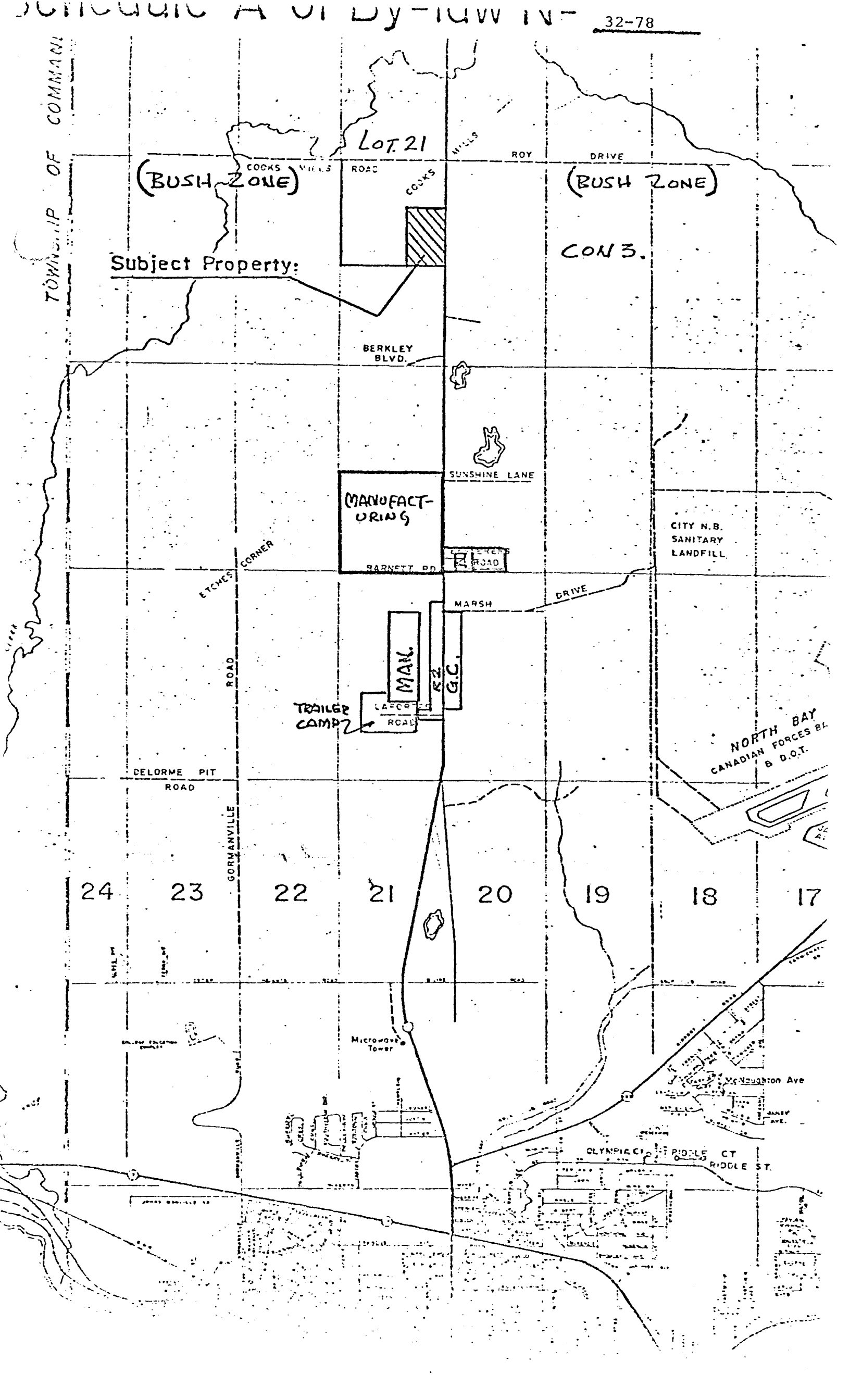
OLYMPIA CT

RIDDLE CT

RIDDLE ST.

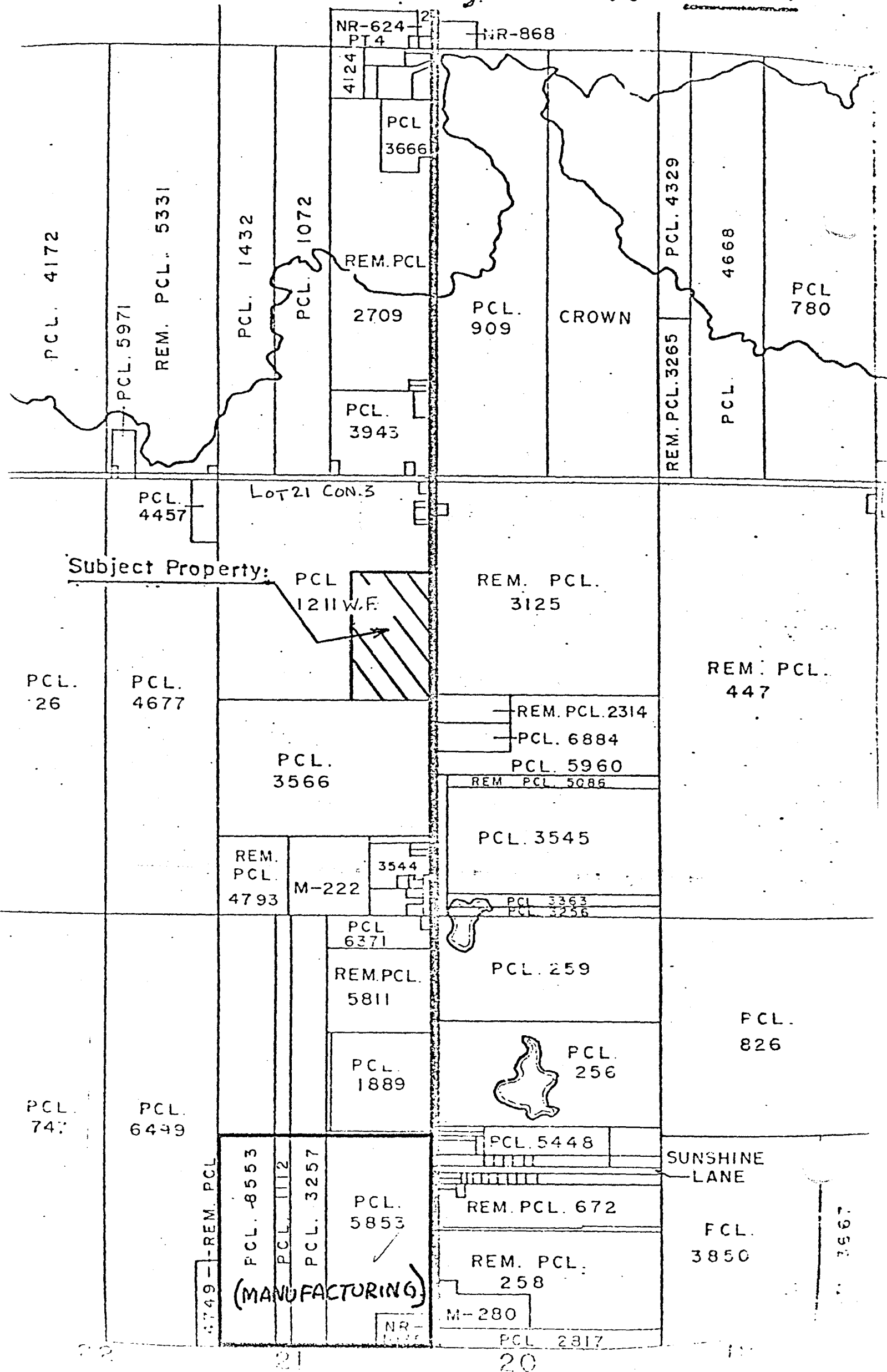
McNaughton Ave

JANBY AVE.



Schedule "B" of By-law No

32-78



NR-624-2
PT 4

NR-868

4124

PCL
3666

PCL. 4172

PCL. 5971

REM. PCL. 5331

PCL. 1432

PCL. 1072

REM. PCL

2709

PCL.
909

CROWN

PCL. 4329

4668

PCL
780

PCL.
3943

REM. PCL. 3265

PCL.

PCL.
4457

LOT 21 CON. 3

Subject Property:

PCL
1211 W.F.

REM. PCL.
3125

PCL.
26

PCL.
4677

REM. PCL.
447

PCL.
3566

REM. PCL. 2314

PCL. 6884

PCL. 5960

REM. PCL. 5085

PCL. 3545

REM.
PCL.
4793

M-222

3544

PCL. 3363
PCL. 3256

PCL
6371

PCL. 259

REM. PCL.
5811

PCL.
826

PCL.
1889

PCL.
256

PCL.
747

PCL.
6449

REM. PCL.
5749

PCL. 8553

PCL. 1112

PCL. 3257

PCL.
5853

(MANUFACTURING)

PCL. 5448

SUNSHINE
LANE

REM. PCL. 672

PCL.
3850

REM. PCL.
258

M-280

PCL. 2817

PCL.
7567

19

21

20

SCHEDULE "C" TO BY-LAW NO. 32-78

Pursuant to Section 4 of By-law No. 32-78, all buildings or structures and the use of land within the zones established by said By-law No. 32-78 shall conform to the Permitted Uses and Regulations for each zone designation hereinafter set forth.

"Industrial Special Zone 3-78 (ISp. 3-78)"

1) Permitted Uses:

- a) Buildings or structures designed for the purpose of sales, inspecting, repairing, warehousing or storing of Diamond Drilling Equipment;
- b) Administrative offices associated with and integral to the main industrial use;
- c) Testing and display of Diamond Drilling Equipment.

2) Regulations for Building and Outside Storage Locations:

- a) Maximum Lot Coverage: Two (2) percent
- b) The setback from the front lot line shall be a minimum of seventy-five (75) feet.
- c) The setback from the side lot line shall be a minimum of three hundred (300) feet.
- d) The setback from the rear lot line shall be a minimum of three hundred (300) feet.

3) Regulations for Diamond Drill Testing and Display Areas:

No use of Drilling Equipment for testing or display purposes shall be done within the particular setback requirements of this section:

- a) The setback from the front lot line shall be a minimum of three hundred seventy-five (375) feet.
- b) The setback from the side lot line shall be a minimum of one hundred (100) feet.
- c) The setback from the rear lot line shall be a minimum of fifty (50) feet.

4) A natural existing vegetative barrier shall be maintained in its present condition to a minimum depth of seventy-five (75) feet along the entire frontage of the property to be rezoned and not disrupted, save and except for a section of this barrier 250' long at the access point to the subject property from Highway #11 North.



R 781080

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 32-78

B E F O R E :

W.H.J. THOMPSON, Q.C.
Vice-Chairman

- and -

P.M. BROOKS
Member

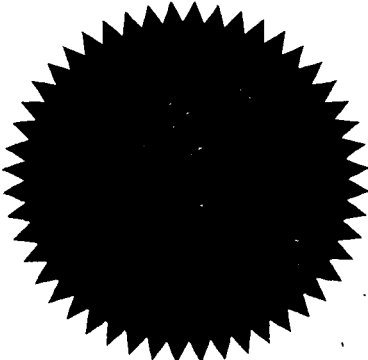
)
)
)
)
)
)
)

Friday, the 5th day of

May, 1978

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 32-78 is
hereby approved.



A/ SECRETARY

ENTERED	
O. B. No.....	R.78-2
Folio No.....	127
MAY 10 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	