

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 121-77

BEING A BY-LAW TO AMEND BY-LAW NO. 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 it is considered advisable to amend By-law No. 907 of the former Township of West Ferris to provide for an alteration to the zone designation shown on Schedule "B" which forms part of said By-law No. 907.

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

1. (Schedule "B" of By-law No. 907 of the former Township of West Ferris 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, and more particularly described as Lots 3 to 7 inclusive, Plan 92 as shown on Schedule "B" attached hereto and forming part hereof from "Neighbourhood Commercial (NC)" to "Highway Commercial Special Zone 9-77 (HCS 9-77)".
2. For the purposes of this By-law, all buildings and structures erected or altered and the use of land in such a "Highway Commercial Special Zone 9-77 (HCS 9-77)" shall conform to the uses and regulations hereinafter set forth:
 - a) Permitted Uses:
 - (i) Commercial: Automobile Service Station and Public Garage
New and/or Used Car Lot
Hotel and Motel
Motor Vehicle Sales Outlet
Public and Private Parking Area
Restaurant
Retail Uses connected to and forming an integral part of and accessory to any of the uses listed above
Retail Lumber and Building Supplies Outlet
Vegetable Market and Fruit Market
Veterinarian establishment and Animal Hospital
 - (ii) Institutional: Church, Club and Fraternal Organization
 - b) Regulations:
In a "Highway Commercial Special Zone 9-77 (HCS 9-77)", no building, structure or land shall be used, and no building or structure shall be hereafter erected or altered except in accordance with these Regulations.

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- (i) Coverage Maximum forty percent (40%).
- (ii) Front Yard The setback from the front lot line shall be a minimum of forty (40) feet.
- (iii) Side Yard The setback from the side yard shall be a minimum of fifteen (15) feet on the northerly side yard and seven (7) feet on the southerly side yard.
- (iv) Rear Yard The setback from the rear lot line shall be a minimum of four (4) feet.

3. Special Regulations for Automobile Service Stations

Notwithstanding anything else in this By-law, where a lot in a "Highway Commercial Special Zone 9-77 (HCS 9-77)" is used for an Automobile Service Station or Public Garage, the following special regulations shall apply:

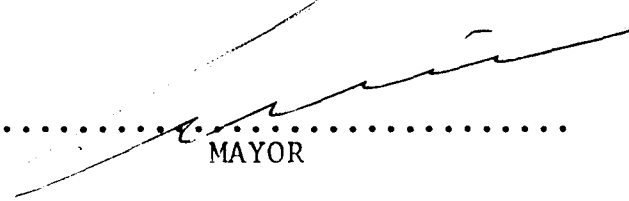
- | | |
|---------------------------|---------------------|
| | <u>Interior Lot</u> |
| (a) Minimum lot frontage: | 150 ft. |
| Minimum Lot Depth: | 78 ft. |
- (b) No portion of any pump island on a service station shall be located closer than ten (10) feet from the street line of any street.
 - (c) No portion of any building or structure other than a pump island or canopy shall be located closer to the street than forty (40) feet.
 - (d) The maximum width of a ramp at the street line shall be not more than thirty (30) feet and the minimum width not less than twenty-five (25) feet. The width of the ramp shall be twenty-five (25) feet measured perpendicular to the centre line of the ramp.
 - (e) The minimum distance of a ramp to the intersection of two streets shall be fifty (50) feet measured along the street line, and its projection, to the intersection of such street line or its projection with another street line or its projection.
 - (f) The minimum distance between ramps shall be not less than thirty-five (35) feet.
 - (g) The minimum interior angle of a ramp to a street line shall be seventy (70) degrees and the maximum interior angle of a ramp to the street line shall be ninety (90) degrees.
 - (h) The minimum distance from the intersection of any property line of the lot and the street line to the nearest ramp shall be ten (10) feet.
 - (i) No storage of materials incidental to the operation of the Automobile Service Station shall be carried on outside a building that is not completely enclosed by adequate screening in the form of landscaping or fencing to a height of not less than six (6) feet.


- 4. All buildings or structures erected or altered in the "Highway Commercial Special Zone 9-77 (HCS 9-77)" hereby established shall conform to all other applicable provisions of said By-law No. 907, 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 11TH DAY OF OCTOBER, 1977.

READ A SECOND TIME IN OPEN COUNCIL THIS 24TH DAY OF OCTOBER, 1977.

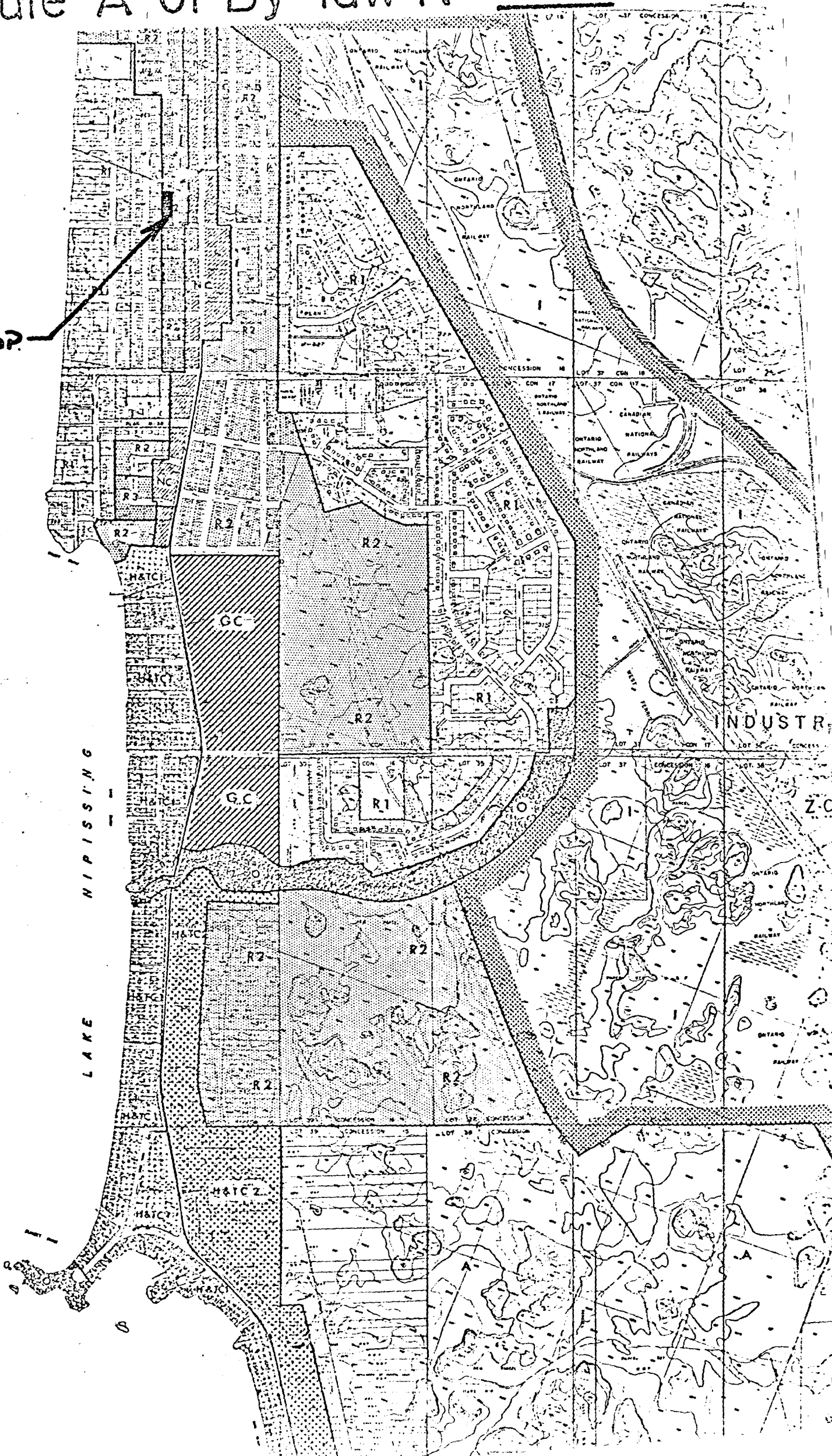
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 24TH DAY OF OCTOBER, 1977.

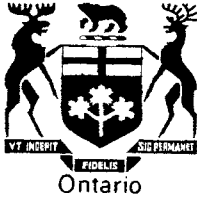
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 MAYOR

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 CITY CLERK

Schedule "A" of By-law No 121-77

SUBJ. PROP. →





R 773674

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 121-77**

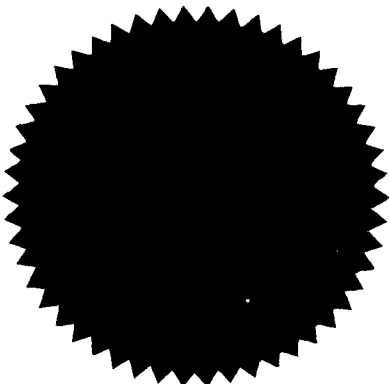
B E F O R E :

W.H.J. THOMPSON, Q.C.)
Vice-Chairman)
- and -)
D.S. COLBOURNE)
Vice-Chairman)

Wednesday, the 8th day of
February, 1978

No objections to approval having been received as
required;

THE BOARD ORDERS that By-law 121-77 is hereby approved.



SECRETARY

ENTERED	
O. B. No.....	R77-6
Folio No.....	324
FEB 13 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	