

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 35-77

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, 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 an alteration in the zoning designation as shown on Schedule "A" 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. Schedule "A" of By-law No. 907 of the former Township of West Ferris is amended by changing the zoning designation of the lands shown on that part of said zoning map as shown on Schedule "A" attached hereto and forming part hereof from "Rural (A) Zone" to "Industrial Special Zone 4-77 (IS 4-77)" on the property more particularly described as Part of Lot 31, Concession 11, being the Remainder of Parcel 3851 W & F, and shown as Lot 1 to 10 inclusive, and shown as hatched on Schedule "B" attached hereto and forming part hereof.
2. For the purpose of this By-law all buildings or structures erected or altered and the use of land in such an "Industrial Special Zone 4-77 (IS 4-77)" shall conform to the permitted uses and regulations hereinafter set forth:

(a) Permitted Uses

(i) Industrial

Bulk sales establishments, construction contractors and yards, heavy equipment storage, heavy equipment sales and service, transportation, communication and utilities yards or terminals, wholesale uses, warehouse uses, builders' supply yards and manufacturing, processing and assembly operations which do not require Municipally supplied services such as sewer and water.

(ii) Residential

An apartment within the main building for an essential workman or caretaker.

(iii) Offices

Administrative offices associated with and integral to the main industrial use.

(iv) Outdoor Storage

Will be permitted but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than six (6) feet but not greater than the height of the first storey of the main building on the property.

(b) Regulations

(i) Front Yard

Minimum of fifty (50) feet.

(ii) Rear Yard

Minimum of forty (40) feet.

(iii) Side Yard

Minimum of fifteen (15) feet except where a side lot line abuts a street, setback from said side lot line shall be a minimum of thirty (30) feet.

(iv) Lot Size

Minimum of three (3) acres.

3. Notwithstanding the provisions of this By-law, or By-law No. 907 of the former Township of West Ferris, the uses of land in the "Industrial Special Zone 4-77 (IS 4-77)" created by this By-law shall be subject to a written agreement between the prospective industries and the City that:

(i) urban services are not required for the proposed use, and

(ii) the City will not provide urban services to such land.

4. All buildings or structures erected or altered in an "Industrial Special Zone 4-77 (IS 4-77)" hereby established shall conform to all other applicable provisions of Zoning 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 7TH DAY OF MARCH, 1977.

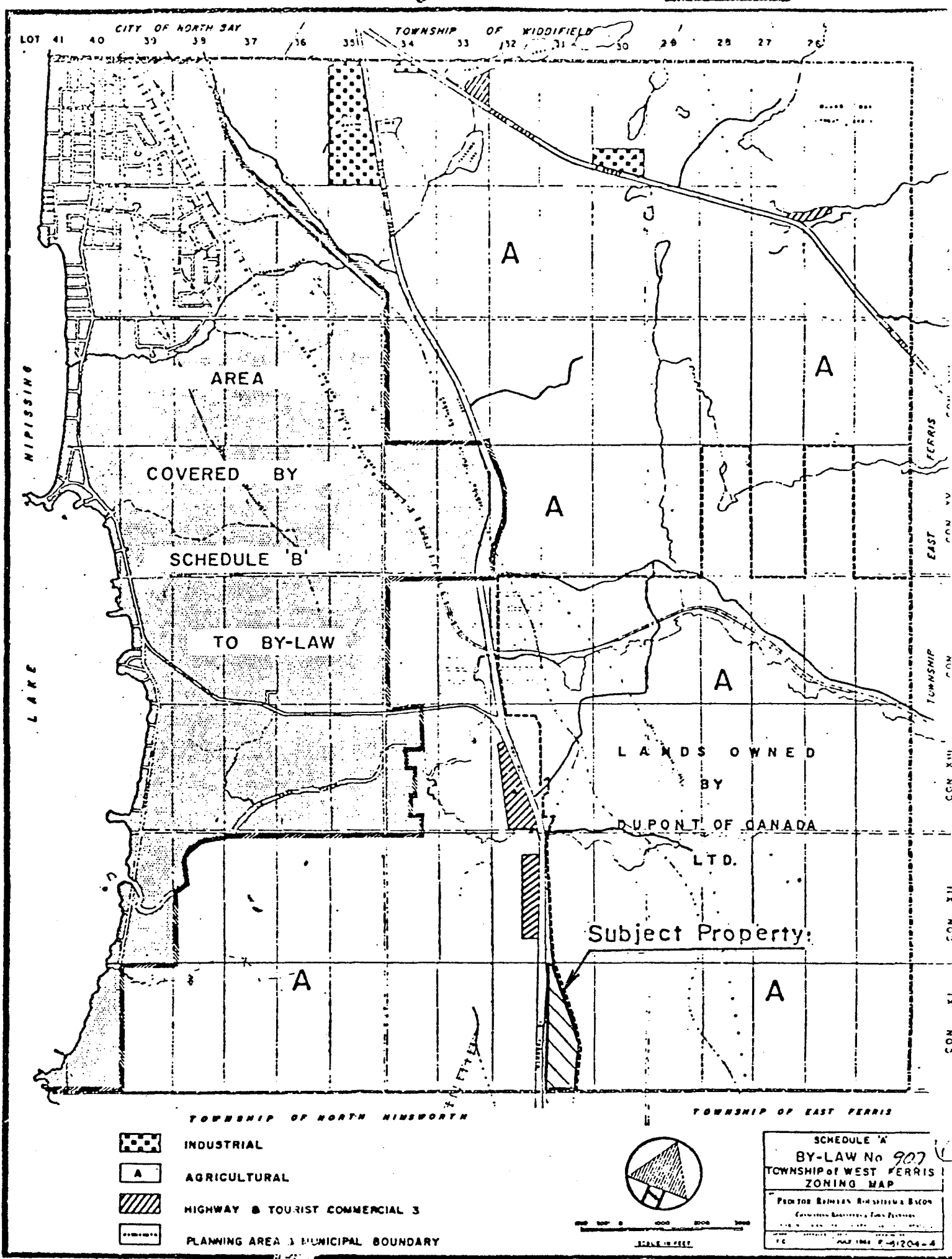
READ A SECOND TIME IN OPEN COUNCIL THIS 21ST DAY OF MARCH, 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 21ST DAY OF MARCH, 1977,

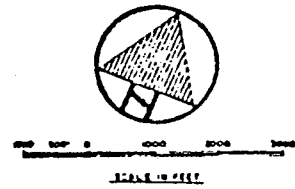
  
M.E. DICKERSON

  
R.F. BARTON

# Schedule "A" of By-law No 35--77



-  INDUSTRIAL
-  A AGRICULTURAL
-  HIGHWAY & TOURIST COMMERCIAL 3
-  PLANNING AREA & MUNICIPAL BOUNDARY



SCHEDULE "A"  
 BY-LAW No 907  
 TOWNSHIP OF WEST FERRIS  
 ZONING MAP  
 PREPARED BY BRUCE ROSSIGNOL & BACON  
 CONSULTING ENGINEERS & ARCHITECTS  
 118 W. 10th St. S. W. SASKATOON, SASK. S7N 1A1  
 1984  
 MAP 1984 P-41204-4

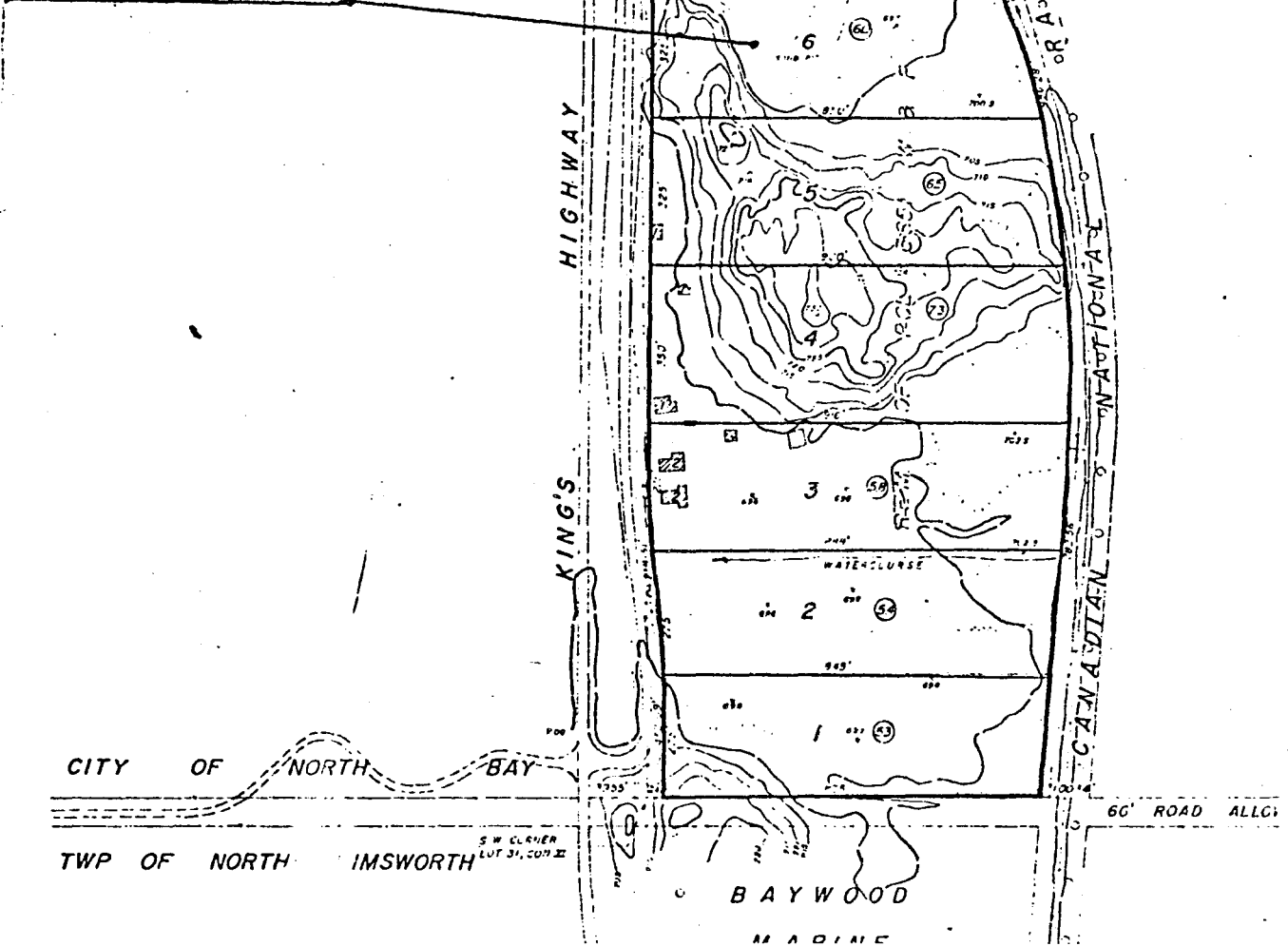
# Schedule "B" of By-law No

35-77

DRAFT PLAN  
OF PROPOSED SUBDIVISION OF  
PART OF LOT 31 - CONCESSION II  
TOWNSHIP OF WEST FERRIS  
NOW IN THE  
CITY OF NORTH BAY  
DISTRICT OF NIPISSING  
SCALE 1" = 200'



Subject Property:



LANDS OF  
DUPONT OF

CITY OF NORTH BAY

TWP OF NORTH IMSWORTH

BAYWOOD  
MADINE

60' ROAD ALLG

