

THE CORPORATION OF THE TOWNSHIP OF PRINCE

BY-LAW NO. 78-7

Zoning: A By-law to amend Prince Township Zoning By-law 77-7 concerning Part 2, 1R Plan 2950

The Council of the Corporation of the Township of Prince, pursuant to Section 35 of The Planning Act, R.S.O. 1970, Chapter 399 and amendments thereto, ENACTS as follows:

1. Part 2, 1R Plan 2950 located on the south side of Second Line West approximately 800 feet east of the intersection of Second Line West and Airport Road; Change from R.A. to C.

Map No. 1022 of Schedule "A" to By-law 77-7 is amended by changing thereon from R.A., Rural Agricultural, to C, Commercial the zone designation of the lands described as Part 2, 1R Plan 2950 which lands are located on the south side of Second Line West (Highway No. 550) approximately 800 feet east of the intersection of Second Line West (Highway No. 550) and Airport Road (Highway No. 565) and are shown outlined and marked "subject property" on the map attached as Schedule "A" hereto.

2. Uses Restricted

Notwithstanding any use permitted in the C, Commercial zone, the following uses are not permitted: tourist resort, hotel and motel, entertainment uses including either indoor or outdoor theatres, bowling alleys, skating arenas, riding stables, and other similar uses, also drive-in restaurant.

3. Development Control By Site Plan Agreement

No building permit will be issued by the Township in respect of lands described as Part 2, 1R Plan 2950, located on Second Line West (Highway No. 550) approximately 800 feet east of Second Line West (Highway No. 550) and the Airport Road (Highway No. 565), until a site plan agreement has been entered into with the Township which may regulate, prohibit or require all of the following facilities and matters:

1. Widening of highways that abut on the land that is being developed or redeveloped.
2. Subject to Public Transportation and Highway Improvement Act, facilities to provide access to and from the lands such as access ramps and curbs including the number, location and size of such facilities and the direction of traffic thereon.
3. Off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways.
4. Walkways and all other means of pedestrian access.
5. Removal of snow from access ramps, driveways, parking areas and walkways.
6. Grading or change in elevation of contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
7. Conveyance to the Township, without cost, of easements required for the construction, maintenance or improvement of any existing nor newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land.
8. Floodlighting of the land or of any building or structures thereon.

9. Walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands.
10. Vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material.
11. 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.
12. Perspective drawings and plans showing building elevations and cross sections of industrial and commercial buildings and residential buildings containing twenty-five or more dwelling units.

4. Effect

The change in zone designation made by Section 1 of this by-law does not affect By-law 77-7 in respect of any lands other than the lands described in this By-law 78-7.

5. By-law 77-7 Continues to Apply

The provisions of By-law 77-7, as hereby amended, continue to apply to the lands affected by this by-law except insofar as they are inconsistent with this by-law or higher or more restrictive or onerous requirements are imposed hereby.

6. Schedule "A"

Schedule "A" hereto forms part of By-law No. 78-7.

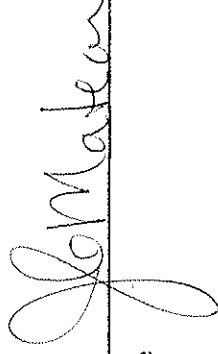
7. Certificate of Conformity

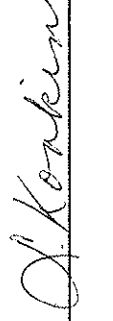
It is hereby certified that this By-law 78-7 is in conformity with the Sault Ste. Marie Planning Area Official Plan, authorized and in force on the day of the passing of this by-law, as amended by Official Plan Amendment No. 96. Rules 1a(2) and 1a(3) of the revised rules of procedure of the Ontario Municipal Board do not apply.

8. Ontario Municipal Board Approval

No part of this By-law comes into force without the approval of the Ontario Municipal Board, but, subject to such approval, this by-law takes effect from the passing thereof.

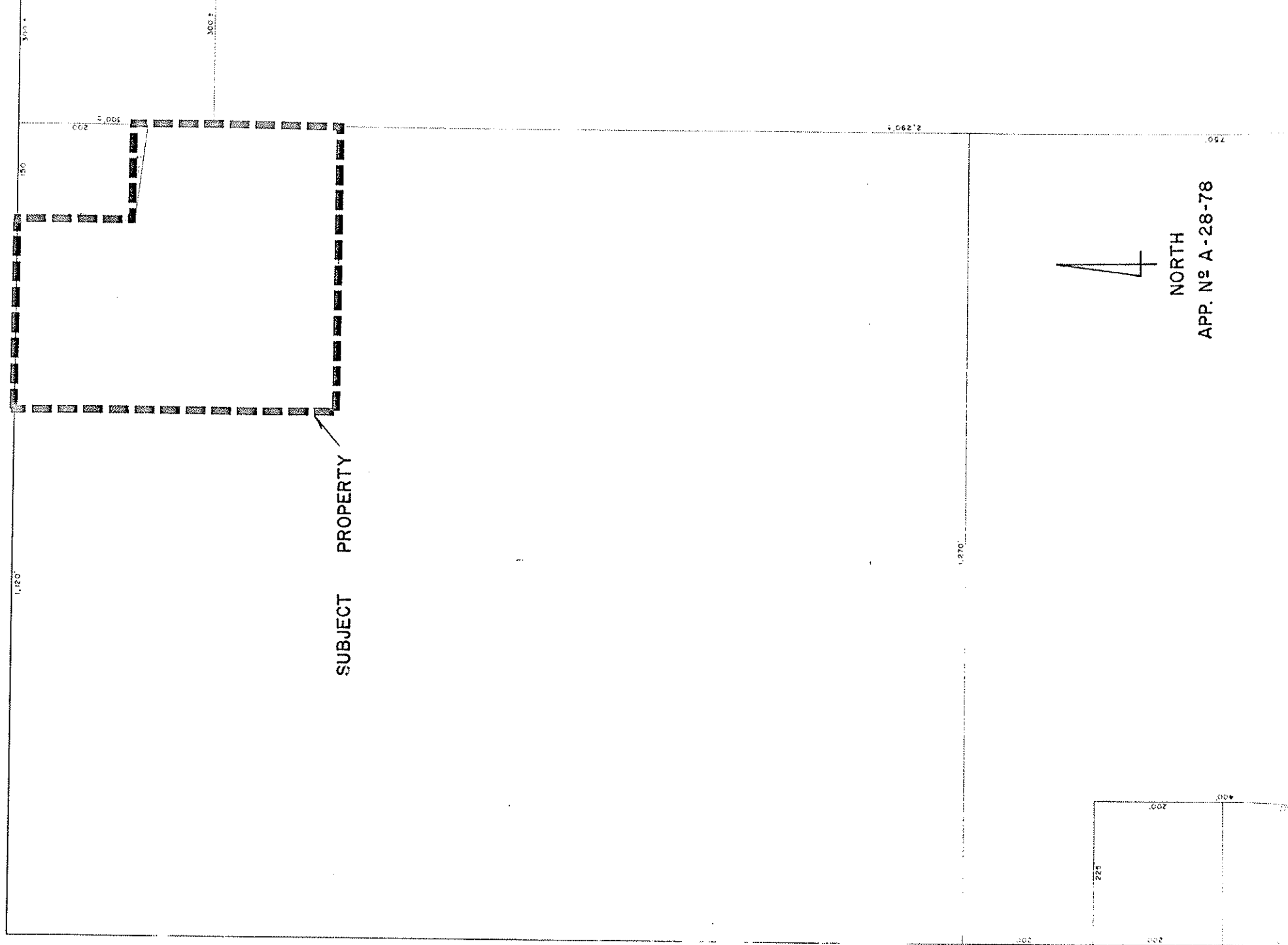
Passed in open Council this 13 day of June, 1978.


Reeve


Clerk

HIGHWAY N° 550

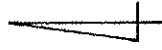
500



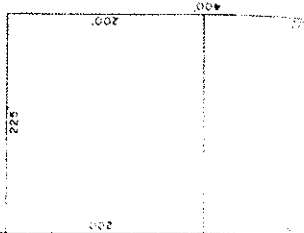
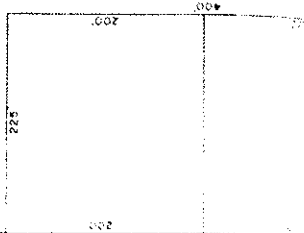
SUBJECT PROPERTY

HIGHWAY N° 565

HIGHWAY N° 550



NORTH
APP. N° A-28-78



1,200'

1,270'

200'

225'

200'

400'

750'

2,290'

300'

150'

200'

550



Ontario

Form R-6

Ontario
Municipal
Board

416/965-1908

180 Dundas St. W.
Toronto Ontario
M5G 1E5

Mrs. L. Konkin
Clerk-Treasurer
Township of Prince
P.O. Box 726,
SAULT STE. MARIE, Ontario

Quote File Number
R 782355

September 12, 1979

Dear Sir:

Enclosed is documentation as follows:

- Copy of Decision Dated
- Duplicate Original of Decision dated
- Board's Order made September 10th, 1979
- Appointment for Hearing

Yours truly,

C. Saruyama
Supervisor
Planning Administration

JJ:cm
Enclosure

Oct. 3/79 - Copy to Mr. R. Paciocco



R 782355

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 Township
of Prince for approval of
its Restricted Area By-law 78-7

R E F O R E :

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

- and -

J.A. WHIELER
Member

)
) Monday, the 10th day of
)
) September, 1979
)
)
)

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 78-7 is
hereby approved.



SECRETARY



SECRETARY, ONTARIO MUNICIPAL BOARD