



R 75974

ONTARIO

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

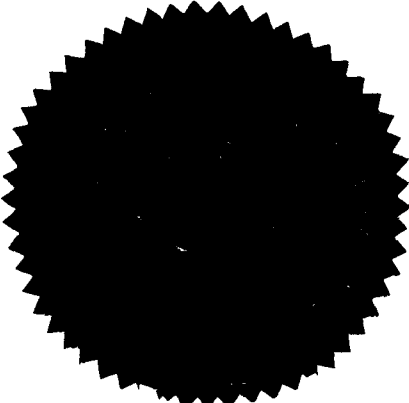
IN THE MATTER OF an application
by The Corporation of the City
of North Bay for approval of its
Restricted Area By-law 28-75

B E F O R E :)	
A. H. ARRELL, Q.C.,)	
Vice-Chairman)	Friday, the 21st day
- and -)	of November, 1975
H. E. STEWART,)	
Member)	

All objections to approval of By-law 28-75 having been withdrawn and the council of the applicant corporation having an opportunity to consider certain amendments to the said by-law and the said council having on the 25th day of August, 1975 passed By-law 92-75 amending By-law 28-75 such by-law incorporating certain recommendations of the Board and it appearing that notice of application for approval of By-law 92-75 has been given as directed by the Board and that all objections to approval have been withdrawn as appears by material filed;

THE BOARD ORDERS that By-law 28-75 as amended by By-law 92-75 are hereby approved.

K. C. ANDREWS
SECRETARY



ENTERED	
O. B. No.	R 75-4
Folio No.	135
NOV 28 1975	
<small>SECRETARY - ONTARIO MUNICIPAL BOARD</small>	

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 92-75

BEING A BY-LAW TO AMEND BY-LAW NO. 28-75
AMENDING BY-LAW NO. 1097 OF THE FORMER
TOWNSHIP OF WIDDIFIELD PURSUANT TO SECTION
35 OF THE PLANNING ACT, R.S.O. 1970 AND
AMENDMENTS THERETO.

WHEREAS it is considered advisable to amend By-law No. 28-75 amending By-law No. 1097 of the former Township of Widdifield to provide for an alteration in the land uses permitted and the zoning designations as shown on Schedules "A" and "B" of said By-law.

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 as amended by By-law No. 28-75 is hereby amended by changing the zoning designation as shown on Schedule "A" attached hereto and forming part hereof from Residential First Density Zone (R1), Residential Second Density Zone (R2), Residential Third Density Zone (R3), Residential Multiple Second Density Zone (RM2), Residential Multiple Third Density Zone (RM3), Neighbourhood Commercial Zone (NC), and Open Space Zone (O) to Residential Third Density Special Zone 9-75 (R3 S 9-75), Bush District B (B), and Open Space Special Zone 9-75 (O S 9-75) on the property more particularly described as being Part of Lot 22 Concession B of the former Township of Widdifield as shown on Schedule "B" attached hereto and forming part hereof.

2. For the purposes of this By-law, the following definition will replace Definition No. 30 in By-law No. 1097:

"Lot, Frontage of" means the perpendicular distance measured in a horizontal plane between the side lot lines of a lot, but where such lot lines are not parallel, the lot frontage shall be the minimum distance between the side lot lines measured on a straight line twenty feet (20') back from, and parallel to, a line joining the intersections of the side lot lines with the front lot lines.

3. For the purposes of this By-law, the following provision shall apply:

Where a district designation shown on Schedule "B" attached hereto and forming part hereof is followed by a second land use classification in brackets, the lands may be used for the uses permitted in first district designation in accordance with the provisions of the specified district, but where the said lands are supplied with or pending adequate Municipal facilities and/or have attained or are pending proper Provincial Approval under the provisions of The Planning Act R.S.O. 1970 and Amendments thereto, an application may be submitted in conformity with the Consolidated Official Plan of the North Bay Planning Area to rezone the said lands to a district within the land use classification shown in brackets.

4. For the purposes of this By-law, all buildings or structures erected or altered and the use of land in such Residential Third Density Special Zone 9-75 (R3 S 9-75), and Open Space Special Zone 9-75 (OS 9-75) hereby established shall conform to the uses and regulations hereinafter set forth.

(a) PERMISSIBLE USES

1. "Residential Third Density Special Zone 9-75 (R3S 9-75)"

(a) Residential

Single Family Detached Dwellings
Semi-Detached Dwellings
Duplex Dwellings

(b) Business

Office use when part of the practitioner's own home

(c) Recreational

Parks, playgrounds, non-profit making organizations provided that the use is located in a park or playground.

(d) Institutional

Private schools other than trade schools, churches, day nurseries licensed under and operated in accordance with The Day Nurseries Act 1966 and regulations made thereunder in a church hall or in a school building within the terms of The Schools' Administration Act and in a single-family detached dwelling where the number of children accommodated at any one time is less than twenty (20).

2. "Open Space Special Zone 9-75 (OS 9-75)"

(a) Residential - Nil

(b) Business

Golf Courses
Ski Clubs

(c) Recreational

Local, district and regional parks, conservation areas, playgrounds, and accessory buildings, swimming pools, community centres, arenas, ball parks.

(d) Institutional

Cemeteries, fair grounds, sewage treatment plants or waterworks facilities.

(b) REGULATIONS

1. "Residential Third Density Special Zone 9-75
(R3S 9-75)"

(a)

DWELLING TYPE	MINIMUM LOT AREA IN SQUARE FEET PER DWELLING UNIT	MINIMUM LOT FRONTAGE IN FEET PER DWELLING UNIT	MINIMUM FLOOR AREA IN SQUARE FEET	MAXIMUM LOT COVERAGE
Single Family	4,500	45	1 Storey & Split Level: 850	30%
Semi-Detached	3,000	30	1 1/2 Storey: 1,100	35%
Semi-Detached if Corner Lot	4,000	40	2 Storey: 1,100	35%
Duplex	3,000	30	850	35%

(b) Front Yard

Minimum of twenty feet (20').

(c) Rear Yard

Minimum of thirty-five feet (35') except in the case of a corner lot, where the rear yard shall be not less than twenty-five feet (25').

(d) Side Yard

Minimum of four feet (4') for a one-storey dwelling and an additional two feet (2') for each additional storey or part thereof.

On every lot other than a corner lot where there is no attached garage or carport, or other provision for off-street parking on the same lot, one side-yard shall have a minimum width of ten feet (10').

An exterior side-yard of a corner lot shall be not less than ten feet (10').

In the case of a corner lot, no garage shall be located closer than twenty feet (20') to the street line and no portion of any driveway shall be located closer than thirty feet (30') to the intersection of any two streets 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.

The minimum side-yard width on the side of a lot abutting a one-foot reserve shall be twenty feet (20').

2. "Open Space Special Zone 9-75 (OS 9-75)"

(a) Front Yard

Minimum of twenty-five feet (25')

(b) Rear Yard

Minimum of twenty-five feet (25')

(c) Side Yard

Minimum of twenty-five feet (25')

(d) Coverage

The maximum area of the lot that may be covered by buildings or structures shall be ten percent (10%)

- 5. All buildings and structures erected or altered in a "Residential Third Density Special Zone 9-75 (R3S 9-75)", "Open Space Special Zone 9-75 (OS 9-75)" and "Bush District B Zone (B)" hereby established shall conform to all other applicable provisions of Zoning By-law No. 1097 except as hereby expressly varied.

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 AUGUST, 1975.
 READ A SECOND TIME IN OPEN COUNCIL THIS 25TH DAY OF AUGUST, 1975.
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
 THIS 25TH DAY OF AUGUST, 1975.

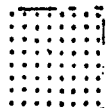
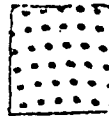

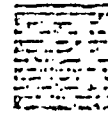
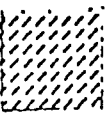
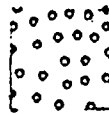
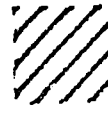
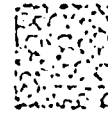
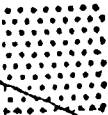
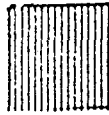
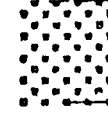
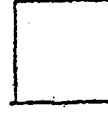

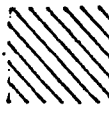
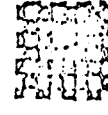
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 MAYOR

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A.P. Boston
 CITY CLERK

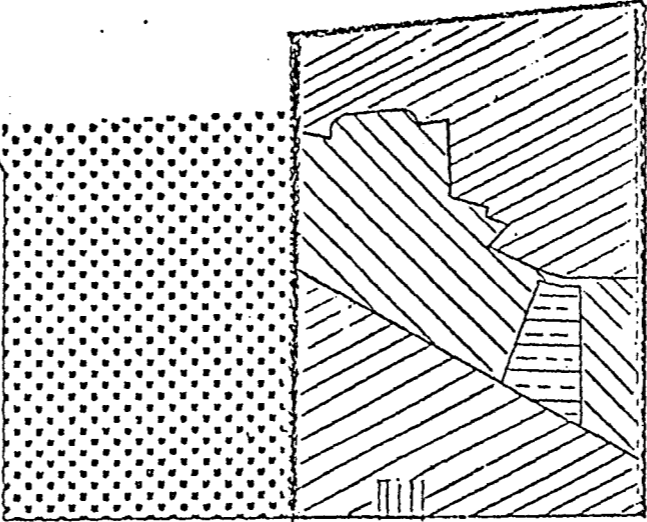
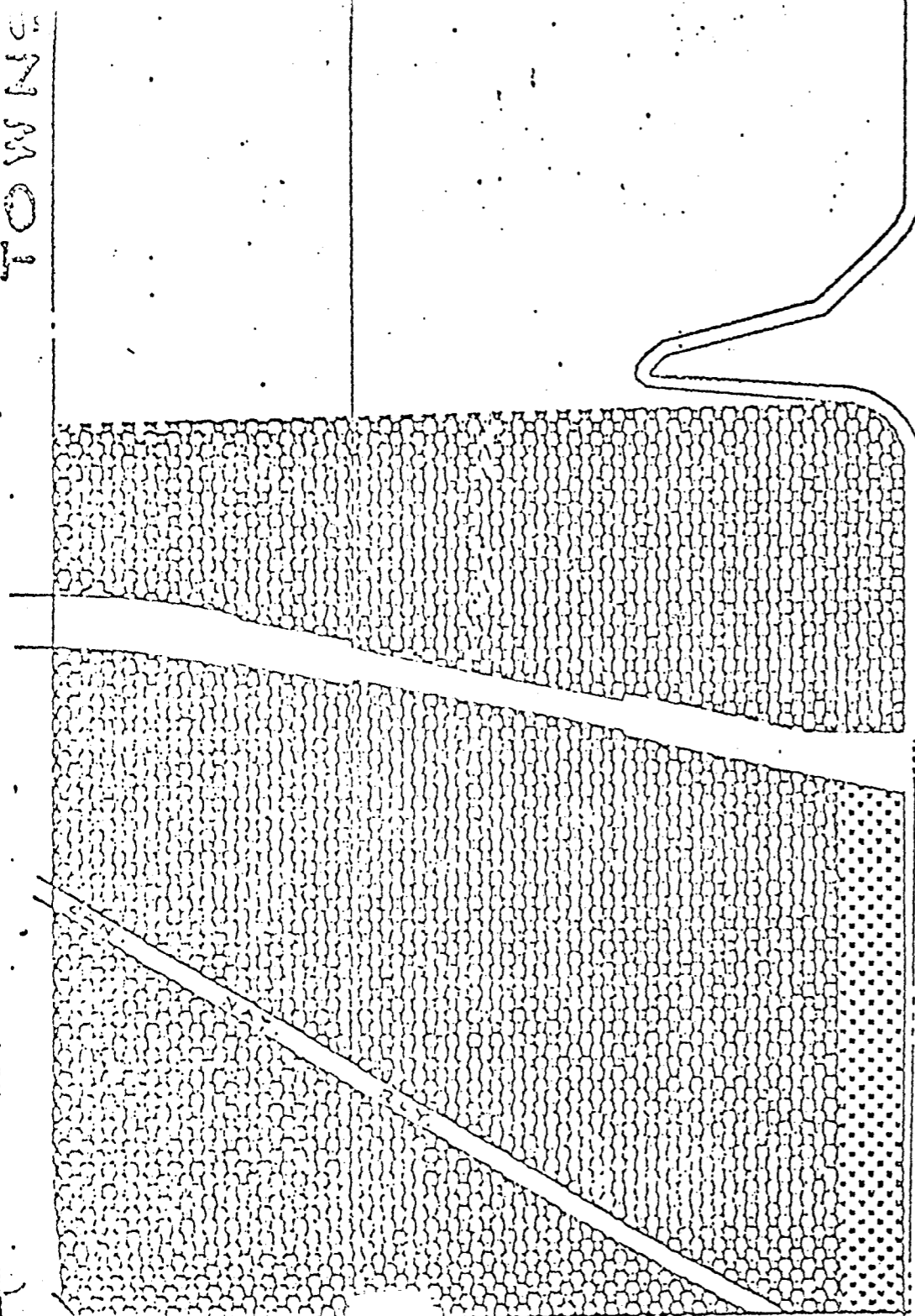
DISTRICT MAP.

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			

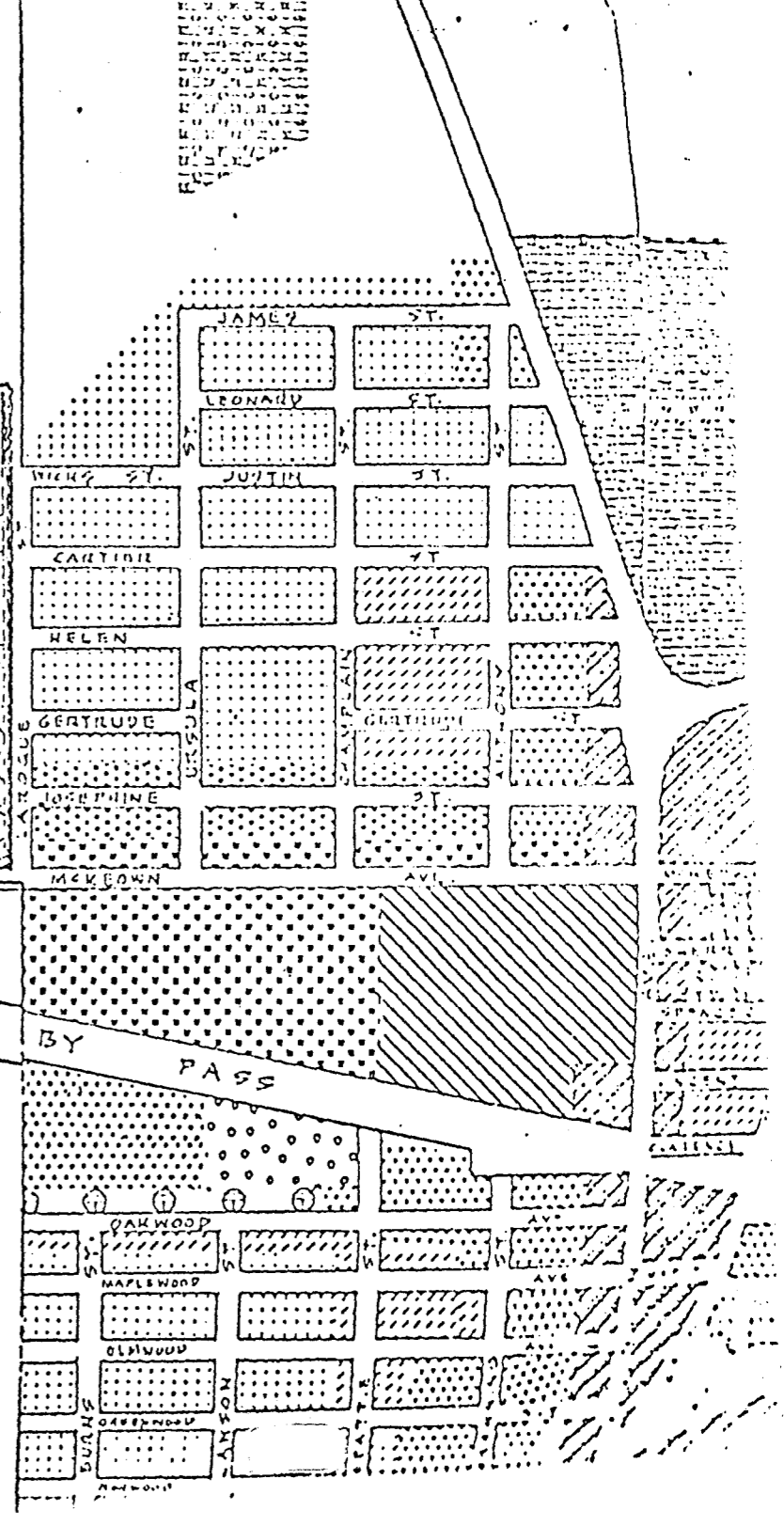
SCHEDULE A
 TO BY LAW NO 92-75

TOWN



LEGEND

- R3S -----
- OS -----
- B (RESIDENTIAL) ---
- B (COMMERCIAL) ---



SCHEDULE "B"

TO: BY-LAW NO. 92-75

PART LOT 22 CONC. B

FORMER TOWNSHIP OF WIDDIFIELD

12841 WLF
36R- 3107 PART 3

PARCEL PLAN

PART 2

