

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 126-74

BEING A BY-LAW TO AMEND 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 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 in the zoning designation as shown on Schedule "A" which forms part of said By-law;

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

1. Schedule "A" of By-law No. 1097 of the former Township of Widdifield is amended by changing the zoning designation outlined by a heavy line on that part of said Zoning Map set out as Schedule "A" attached hereto and forming part hereof, from Bush District - B to Residential First Density Zone (R1), Residential Second Density Zone (R2) and Residential Third Density Zone (R3) on the property more particularly shown on Schedule "B" attached hereto and forming part hereof.

2. For the purpose 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 purpose of this By-law, all buildings or structures erected or altered and the use of land in such R1, R2 and R3 zones shall conform to the uses and regulations hereinafter set forth:

(a) PERMISSIBLE USES

- (i) Residential
Single Family detached dwellings
Semi Detached Dwellings
Duplex Dwellings
- (ii) Business
Office use when part of the practitioner's own home
- (iii) Recreational
Parks, playgrounds, non-profit making organizations provided that the use is located in a park or playground
- (iv) 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).

(b) REGULATIONS

In an R1, R2 or R3 zone, no building or structure or land shall be used and no building or structure shall be hereafter erected or altered except in accordance with the following Regulations:

ZONE SINGLE FAMILY DWELLING	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM FLOOR AREA	MAXIMUM LOT COVERAGE
R1	6000 sq.ft.	60 ft.	1000 sq.ft.	30%
R2	5000 sq.ft.	50 ft.	1000 sq.ft.	30%

DWELLING TYPE R3	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM LOT FRONTAGE	MINIMUM FLOOR AREA PER D.U.	MAXIMUM LOT COVERAGE
SEMI-DETACHED	3000 sq.ft.	30 ft.p.d.u.	850 sq.ft.	35%
	4000 sq.ft. corner lot	40 ft.corner lot	850 sq.ft.	35%
DUPLEX	3000 sq.ft.	30 ft.p.d.u.	850 sq.ft.	35%

- (i) FRONT YARD: MINIMUM OF TWENTY FEET (20');
- (ii) 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').
- (iii) 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 drive-way 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')

4. All buildings and structures erected or altered in an R1, R2 or R3 zone hereby established shall conform to all other applicable provisions of Zoning By-law No. 1097 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 12TH DAY OF NOVEMBER, 1974
READ A SECOND TIME IN OPEN COUNCIL THIS 25TH DAY OF NOVEMBER, 1974
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 25TH DAY OF NOVEMBER, 1974.

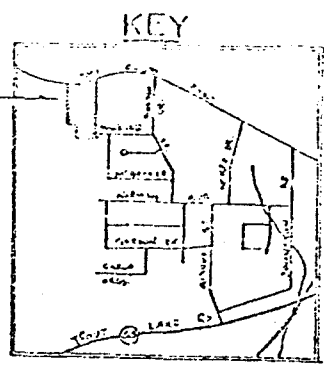
MAYOR



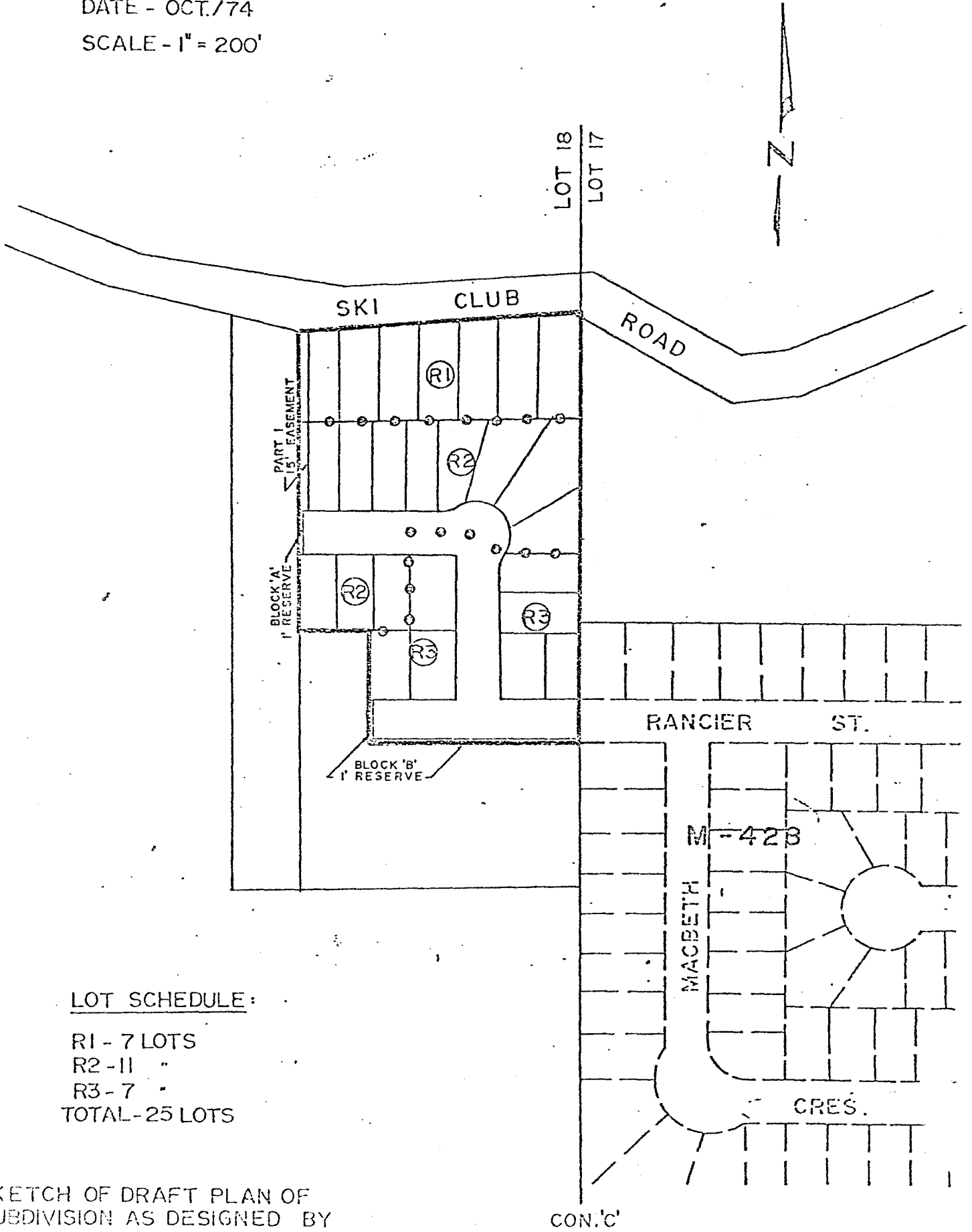
CLERK

SCHEDULE "A" TO
BY LAW NO. 126-74

THIS
SUBDIVISION



DATE - OCT./74
SCALE - 1" = 200'

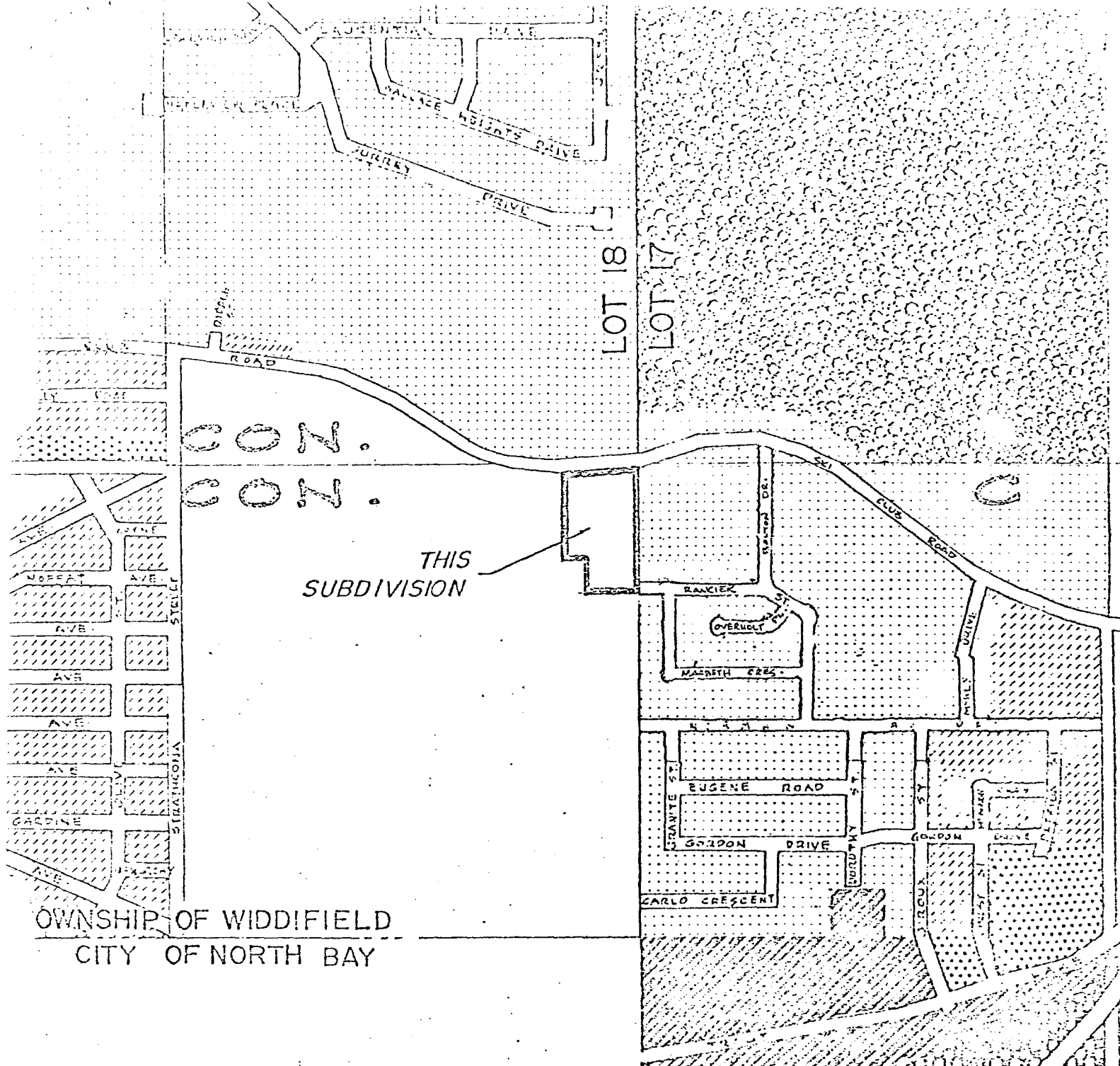


LOT SCHEDULE:

- R1 - 7 LOTS
- R2 - 11 "
- R3 - 7 "
- TOTAL - 25 LOTS

SKETCH OF DRAFT PLAN OF
SUBDIVISION AS DESIGNED BY
NORTHLAND ENGINEERING LTD.

PART OF LOT 18 CON.'C' CITY OF NORTH BAY
formerly the township of Widdifield



SCHEDULE "B" TO
BY LAW NO. 126-74

PART OF ZONING
BY LAW 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			



K 75239

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 126-74

B E F O R E :)	
)	
W.H.J. THOMPSON, Q.C.,)	
Member)	Monday, the 29th day
- and -)	of September, 1975
W. L. DYER, Q.C.,)	
Member)	

THIS APPLICATION coming on for public hearing this day at the City of North Bay and after the hearing of the application;

THE BOARD ORDERS that the application for approval of By-law 126-74 is hereby dismissed.

K. C. ANDREWS
SECRETARY

ENTERED	
O. B. No.....	<i>K 75-3</i>
Folio No.....	<i>337</i>
OCT 31 1975	
<i>K. C. Andrews</i>	
SECRETARY, ONTARIO MUNICIPAL BOARD	