

BY-LAW NO. 35-79

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, CHAPTER 349 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 a change in the zone designation as shown on the District Map which forms part of said By-law No. 1097;

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

1. The District Map which forms part of said By-law No. 1097 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, which property is more particularly described as Parcel 2040, Concession "C", Lot 17 of the former Township of Widdifield, from "Residential First Density R.1 Zone" to a "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)", and an "Open Space Special Zone 1-79 (OS Sp. 1-79)", as shown on Schedule "B" attached hereto and forming part hereof.
2. In this By-law:
  - (a) Dwelling, Duplex means a building that is divided horizontally into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.
  - (b) Dwelling, Semi-Detached means a building that is divided vertically into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.
  - (c) Dwelling, Single Family Detached means a completely detached dwelling unit.

(d) 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 six (6) metres back from and parallel to a line joining the intersections of the side lot lines with the front lot line.

3. (a) All buildings or structures erected or altered, and the use of land in such "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)" and "Open Space Special Zone 1-79 (OS Sp. 1-79)" shall conform to the uses and regulations set forth in this By-law;

"RESIDENTIAL THIRD DENSITY SPECIAL ZONE

(R.3 Sp. 1-79)"

(b) Permitted Uses in this "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)" are:

(i) Residential:

Single family detached, semi-detached and 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 said use is located in a park or playground;

(iv) Institutional:

- (a) Private schools other than trade schools,
- (b) Churches, and
- (c) Day nurseries licensed under and operated in accordance with The Day Nurseries Act, 1966 and regulations made thereunder,

- (i) in a Church hall,
- (ii) in a school building within the terms of The Schools Administration Act, or
- (iii) in a single family detached dwelling where the number of children accommodated at any one time is less than twenty (20).

(c) Regulations:

- (i) Regulations of use in this "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)" are as set forth in the following table:

DWELLING TYPE	MIN. LOT AREA PER DWELLING UNIT IN SQUARE METRES	MIN. LOT FRONTAGES IN METRES	MIN. FLOOR AREA PER DWELLING UNIT IN SQUARE METRES	MAXIMUM LOT COVERAGE
Single-family detached	417	13.7	1 storey & split level: 79 1½ storey: 102 2 Storey: 102	30%
Multi-detached	278	9 per dwelling unit; 12 if corner lot	1 Storey & Split level: 79 1½ storey: 102	35%
Complex	278	9 per dwelling unit	79	35%

(ii) Minimum front yard depth is six (6) metres.

(iii) Minimum side yard depths are:

- (a) One-and-two-tenths (1.2) metres for one (1) storey building and an additional sixty-one (61) centimetres for each additional storey or part thereof;
- (b) 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 three (3) metres;

(c) The width of an exterior side yard shall not be less than three (3) metres except, in the case of a corner lot, no garage shall be located closer than six (6) metres to the street line and no portion of any driveway shall be located closer than nine (9) metres to the intersection of any two (2) streets measured along the street line and its projection to the intersection of such street line or its projection;

(d) The width of a side yard on the side of a lot abutting a one-foot reserve shall not be less than six (6) metres.

(iv) Minimum Rear Yard Depth:

Ten-and-five-tenths (10.5) metres, except in the case of a corner lot, where the rear yard shall be not less than seven-and-six-tenths (7.6) metres.

"OPEN SPACE SPECIAL ZONE 1-79 (OS SP. 1-79)"

(d) Permitted Uses in this Open Space Special Zone 1-79

(OS Sp. 1-79) are:

(i) Recreational:

Local, district and regional parks, conservation areas, playgrounds.

(e) Regulations of Use in this "Open Space Special Zone 1-79

(OS Sp. 1-79)" are as follows:

(i) Yards

The depth of the front, side and rear yards shall be a minimum of seven and six-tenth (7.6) metres from the lot line to the nearest main wall of any building;

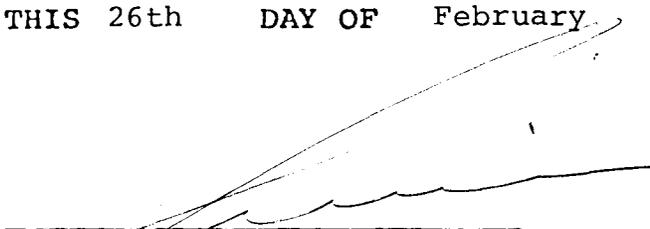
(ii) Coverage

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

4. All buildings and structures erected or altered in such a "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)" and "Open Space Special Zone 1-79 (OS Sp. 1-79)", hereby established shall conform to 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 February 1979  
 READ A SECOND TIME IN OPEN COUNCIL THIS 26th DAY OF February 1979  
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED  
 THIS 26th DAY OF February 1979.

  
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 MAYOR

  
 \_\_\_\_\_  
 CLERK

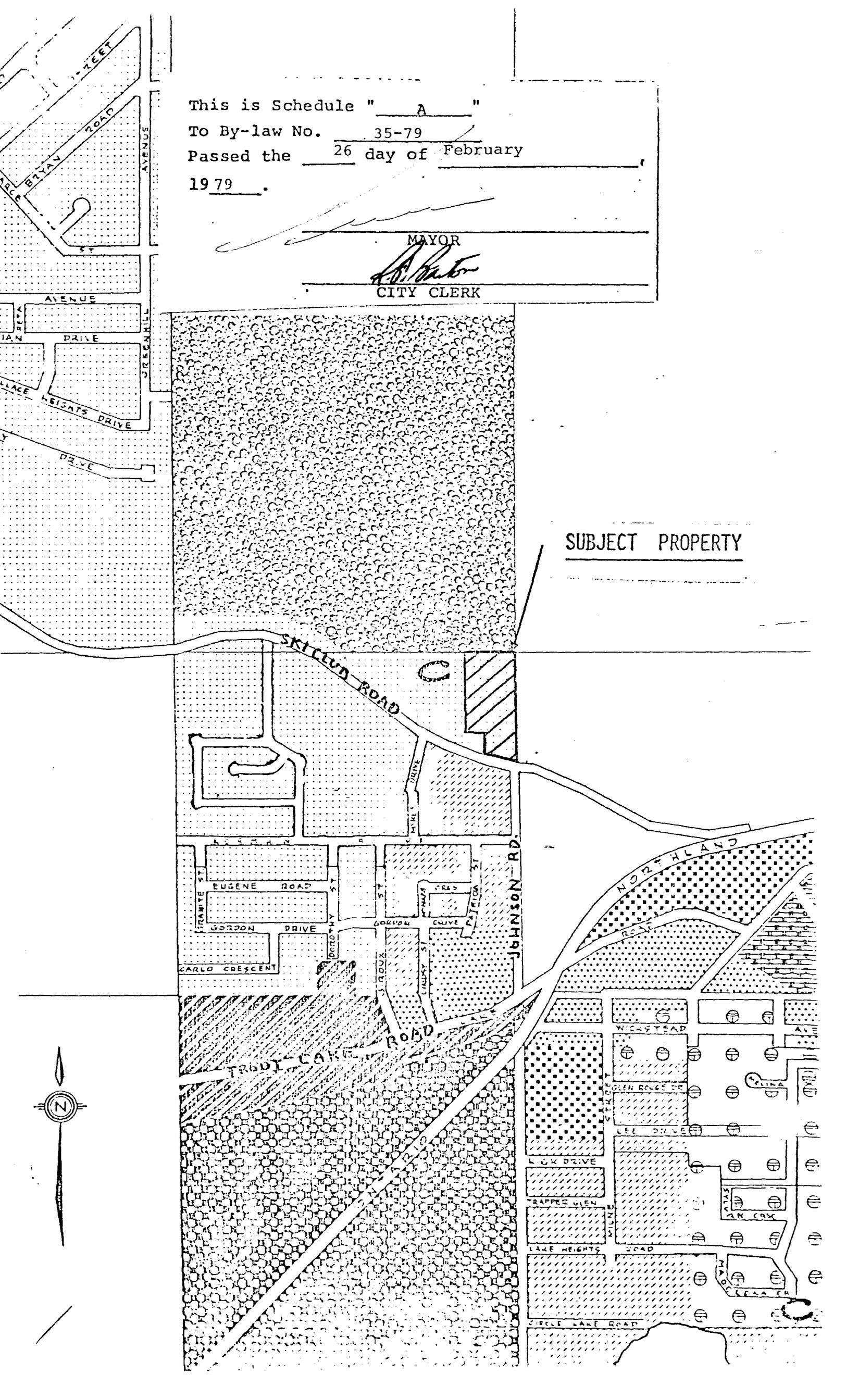
This is Schedule "     A     "  
To By-law No.     35-79      
Passed the     26     day of     February      
    1979    .

MAYOR



CITY CLERK

SUBJECT PROPERTY





R 791625

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 35-79

B E F O R E :

A.H. ARRELL, Q.C.  
Vice-Chairman

- and -

W.L. BLAIR  
Member

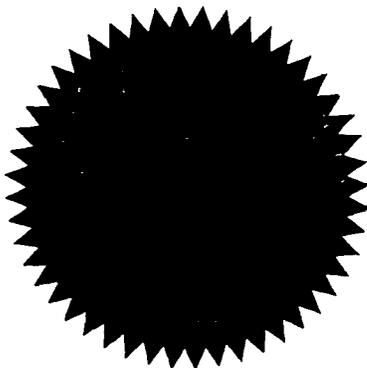
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Monday, the 4th day of

June, 1979

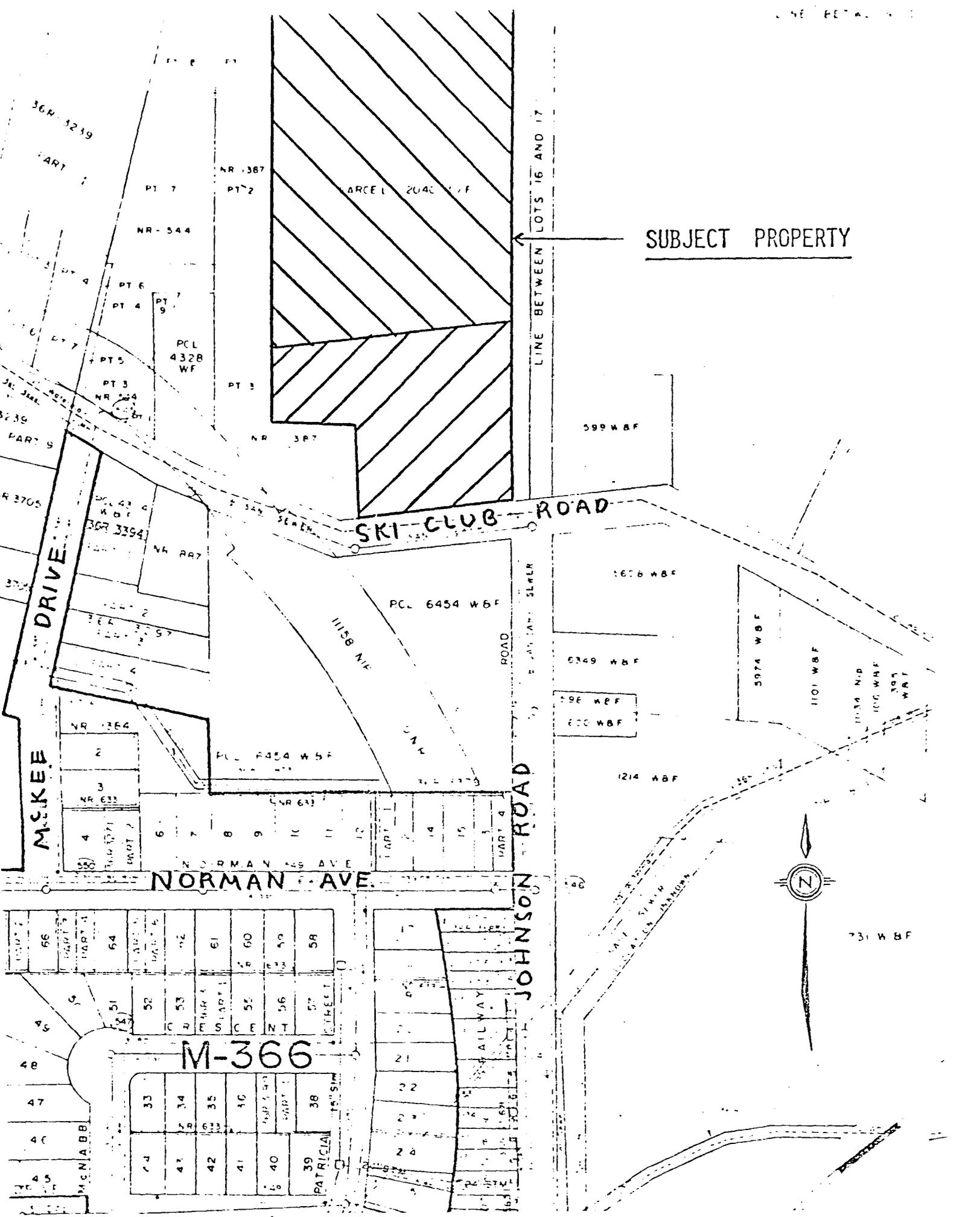
No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 35-79 is  
hereby approved.



SECRETARY

ENTERED	
O. B. No.	R79-3
Folio No.	326
JUN 7 1979	
SECRETARY, ONTARIO MUNICIPAL BOARD	



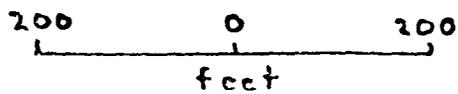
**LEGEND**

FROM "R.1" TO "R.3  
SPECIAL" ZONE

FROM "R.1" TO "OS  
SPECIAL" ZONE

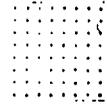
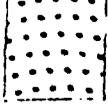
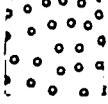
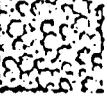
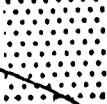
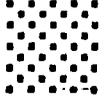
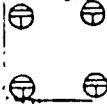
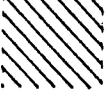
This is Schedule " B "  
To By-law No. 35-79  
Passed the 26th day of February  
19 79 .

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MAYOR  
*A. Anton*  
CITY CLERK



# DISTRICT MAP.

LEGEND. BY-LAW N° 1097

SIDENTIAL	1.		RESIDENTIAL	5		GENERAL COMMERCIAL		INSTITUTIONAL.	
SIDENTIAL	2		TRAILER CAMP			MARINA COMMERCIAL		OPEN SPACE	
SIDENTIAL	3		LOCAL SHOPPING CENTRE			LIGHT INDUSTRIAL		BUSH	
ESIDENTIAL	4.		COMMUNITY SHOPPING CENTRE			MANUFACTURING			