

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 33-78

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 the District Map 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. The District Map of By-law No. 1097 of the former Township of Widdifield is amended by changing the zoning designation as shown on Schedule "A" attached hereto and forming part hereof from "Residential First Density Zone (R1)" to "Residential Third Density Special Zone 4-78 (R3S 4-78)" on the property more particularly described as Lots 149 and 150, Plan 94, and shown as hatched on Schedule "B" attached hereto and forming part hereof.
2. For the purpose of this By-law, the following definition will replace definition No. 32 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 line.

For the purpose of this By-law all buildings or structures erected or altered and the use of land in such Residential Third Density Special Zone 4-78 (R3S 4-78) should conform to the uses and regulations hereinafter set forth:

(a) Permissible Uses

(i) Residential

Single family detached; semi-detached and duplex dwellings;

(ii) Recreational

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

(iii) 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 a Residential Third Density Special Zone 4-78

(R3S 4-78) 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:

DWELLING TYPE	MIN. LOT AREA PER DWELLING UNIT IN SQUARE FEET	MIN. LOT FRONTAGE IN FEET	MIN. FLOOR AREA PER DWELLING UNIT IN SQUARE FEET	MAX. LOT COVERAGE
Single Family	4,500	45	(1 storey and (split level: (-850. (1-1/2 storeys (& split level: (-1,100 (2 storeys: (-1,100.	30%
Semi-Detached	3,000	30 p.d.u.*	(1 storey and (split level: (-850. (1-1/2 storeys (& split level: (-1,100. (2 storeys: (-1,100.	35%
	4,000 if corner lot	40 p.d.u.*		
Duplex	3,000	30 p.d.u.	850	35%

\*p.d.u. -- per dwelling unit

(i) Front Yard

Minimum of twenty (20) feet;

(ii) Rear Yard

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

(iii) Side Yard

Minimum of four (4) feet for a one-storey dwelling and an additional two (2) feet 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 (10) feet;

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

(iii) Side Yard (continued)

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

4. All buildings and structures erected or altered in a Residential Third Density Special Zone 4-78 (R3S 4-78) 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 20TH DAY OF FEBRUARY, 1978.

READ A SECOND TIME IN OPEN COUNCIL THIS 6TH DAY OF MARCH, 1978.

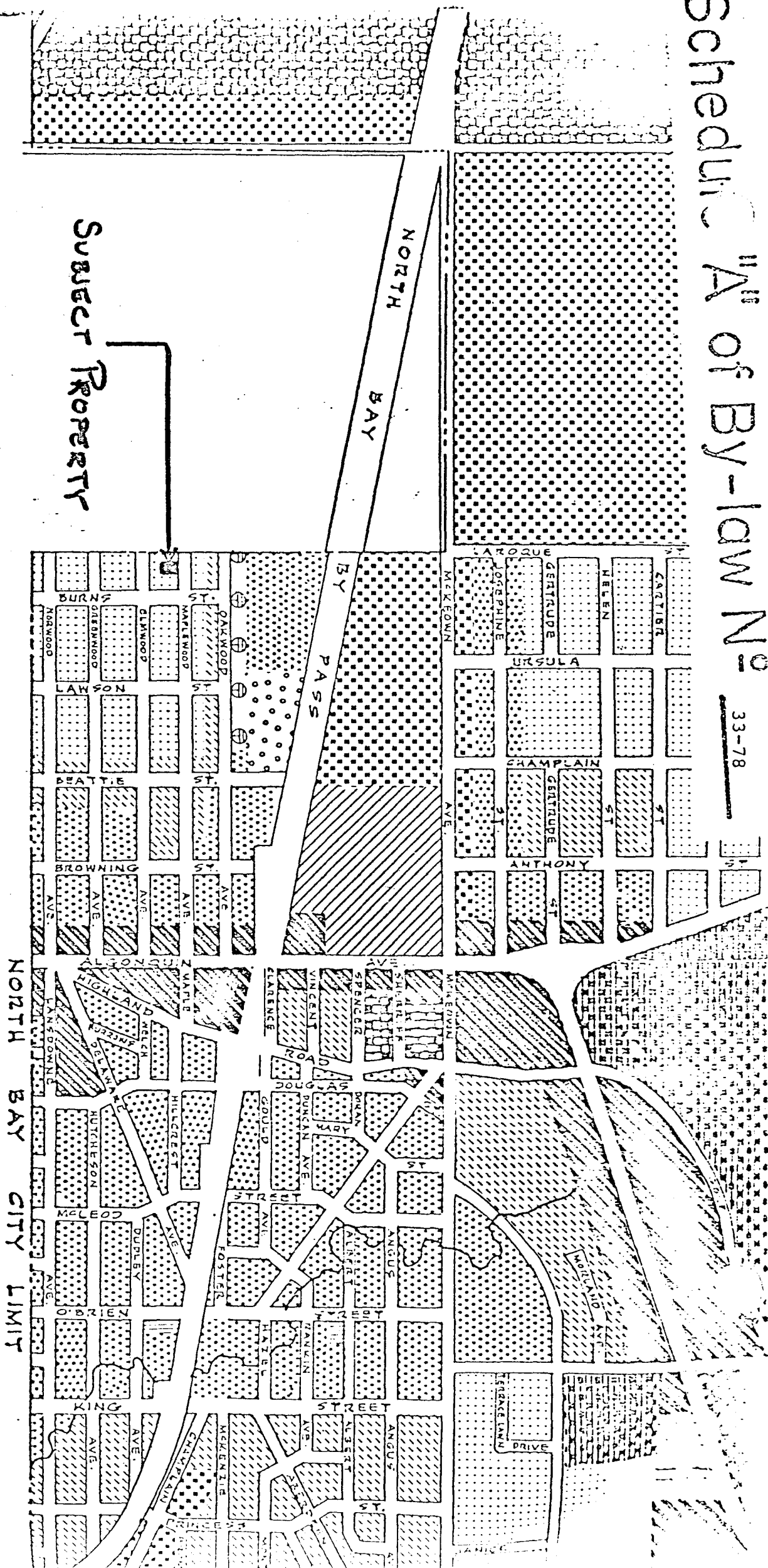
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 6TH DAY OF MARCH, 1978.

  
MAYOR

  
CITY CLERK

# Schedule "A" of By-law No. 33-78

33-78



**SUBJECT PROPERTY**

## DISTRICT MAP.

LEGEND. BY-LAW N<sup>o</sup>. 1097

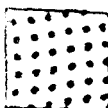
RESIDENTIAL 1.

1.

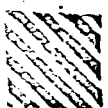


RESIDENTIAL 5.

5.



GENERAL COMMERCIAL



INSTITUTIONAL



# Schedule "B" of By-law No

33-78

PART 2  
NRD-2091

PART 1  
NRD-2091

NRD-1792  
PT. 2

NRD-2080  
PART 1  
INST. 70883

INST. 2245

INST. 77549

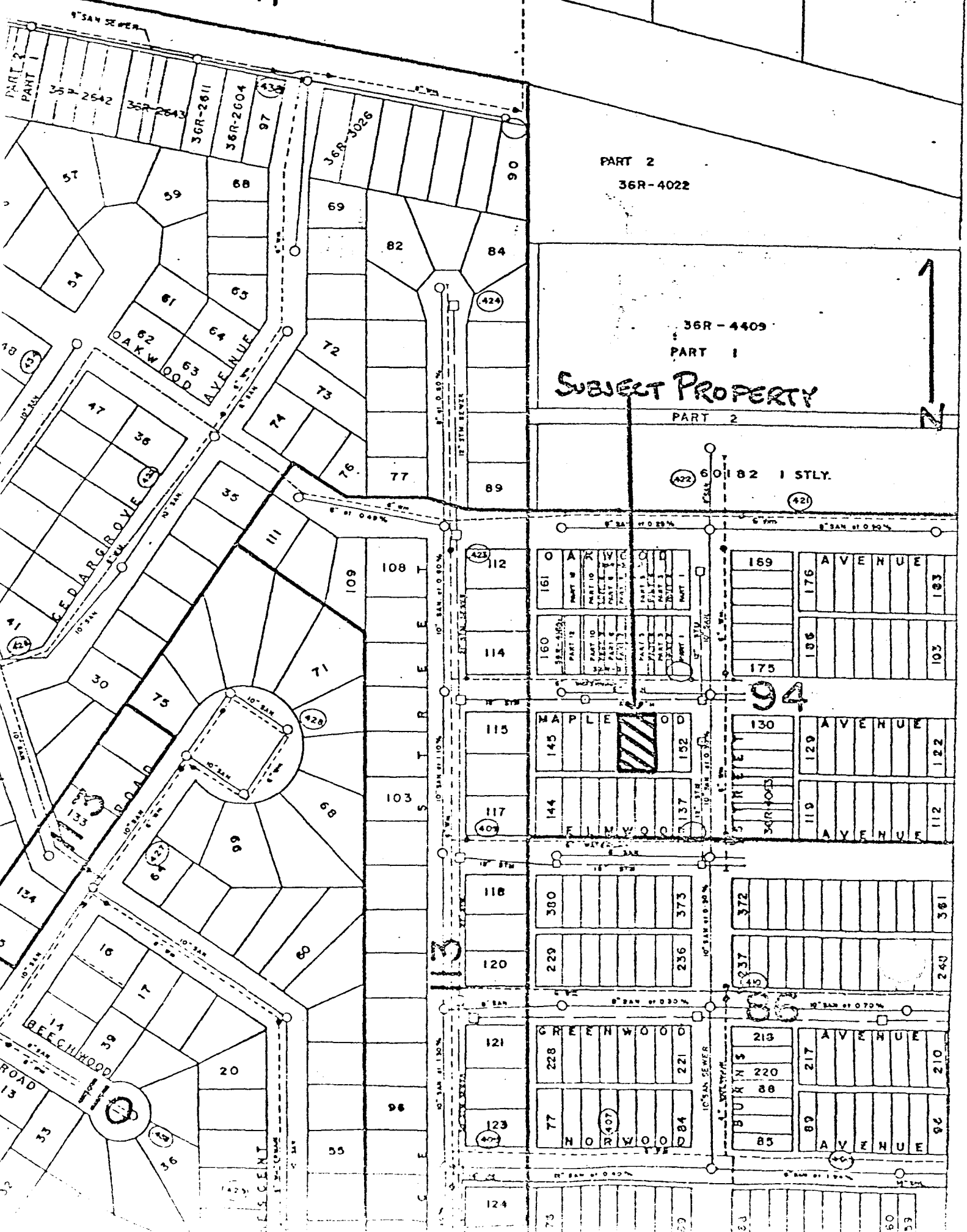
36R-3515

36R-

PART 1

PART 1

## Hwy. No. 17





R 781246

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 33-78

B E F O R E :

W. SHUB, Q.C.  
Chairman

- and -

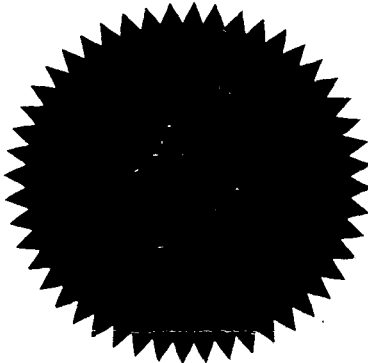
A.L. McCRAE  
Vice-Chairman

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Tuesday, the 16th day of  
May, 1978

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 33-78 is  
hereby approved.



SECRETARY

ENTERED	
O. B. No.	R-78-2
Folio No.	189
MAY 19 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	