

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 26-74

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 in 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 Special Zone (R3S) 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. 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.

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 R3S zones shall conform to the uses and regulations hereinafter set forth:

(a) Permissible Uses

(i) Residential:

single-family detached 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:

private schools other than trade schools, churches, day nurseries licenced 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 R3S 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	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM FLOOR AREA	MAXIMUM LOT COVERAGE
R1	6000'	60'	1000 sq.ft.	30%
R2	5000'	50'	1000 sq.ft.	30%
R3S	4500'	45'	850 sq.ft.	30%

- (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;

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 drive-way 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.

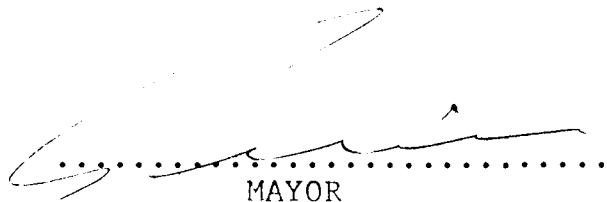
- (iv) Only buildings or structures that are necessary for flood or erosion control may be constructed on Block "A".
- (v) All buildings shall be set back a minimum of twenty-five (25) feet from Block "A".
4. All buildings and structures erected or altered in an R1, R2 or R3S zone hereby established 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.

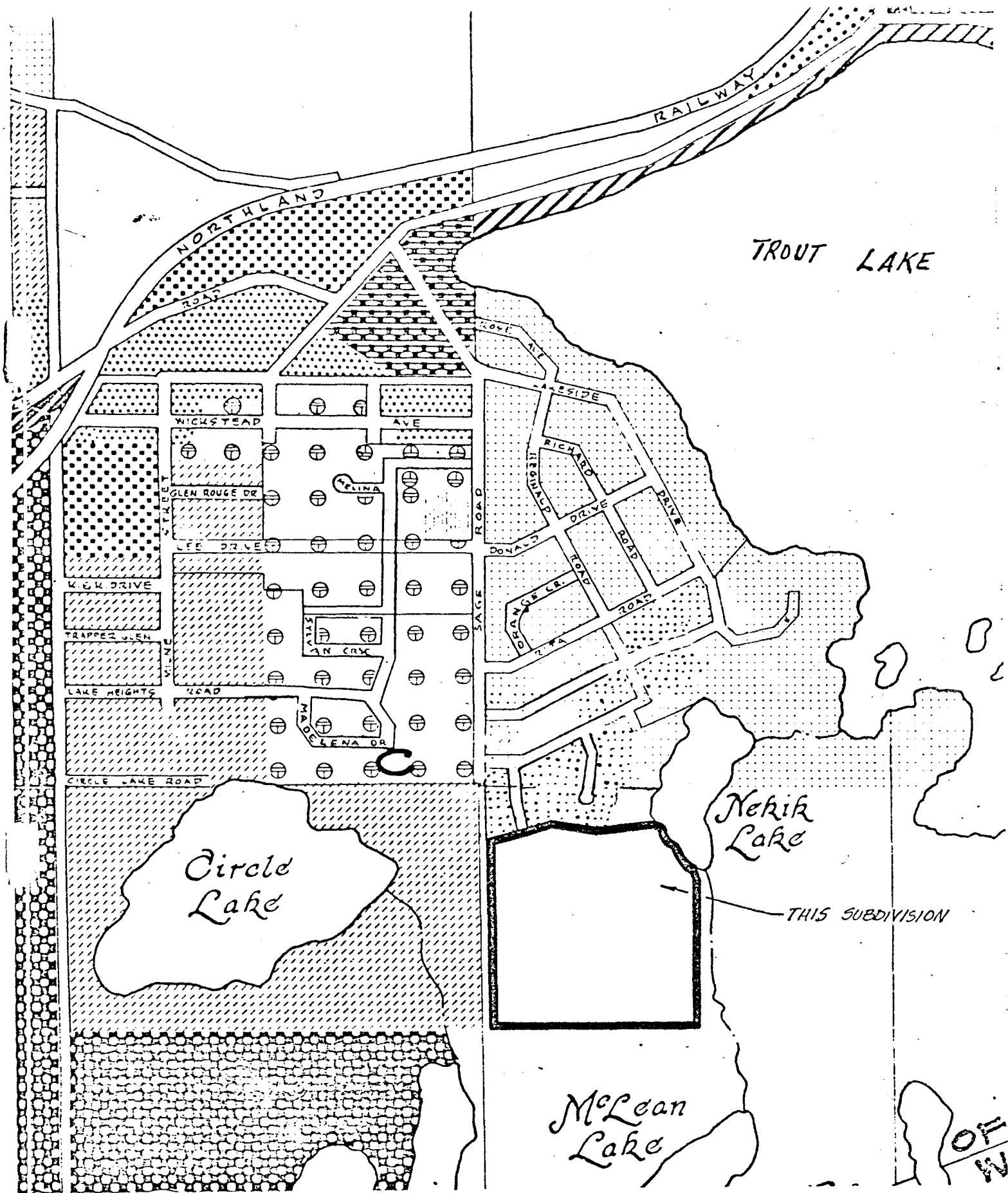
READ A FIRST TIME IN OPEN COUNCIL THIS 4TH DAY OF MARCH, 1974.

READ A SECOND TIME IN OPEN COUNCIL THIS 18TH DAY OF MARCH, 1974.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 18TH DAY OF MARCH, 1974.


.....
MAYOR


.....
CITY CLERK



SCHEDULE **A** TO
BY LAW NO. 26-74

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			

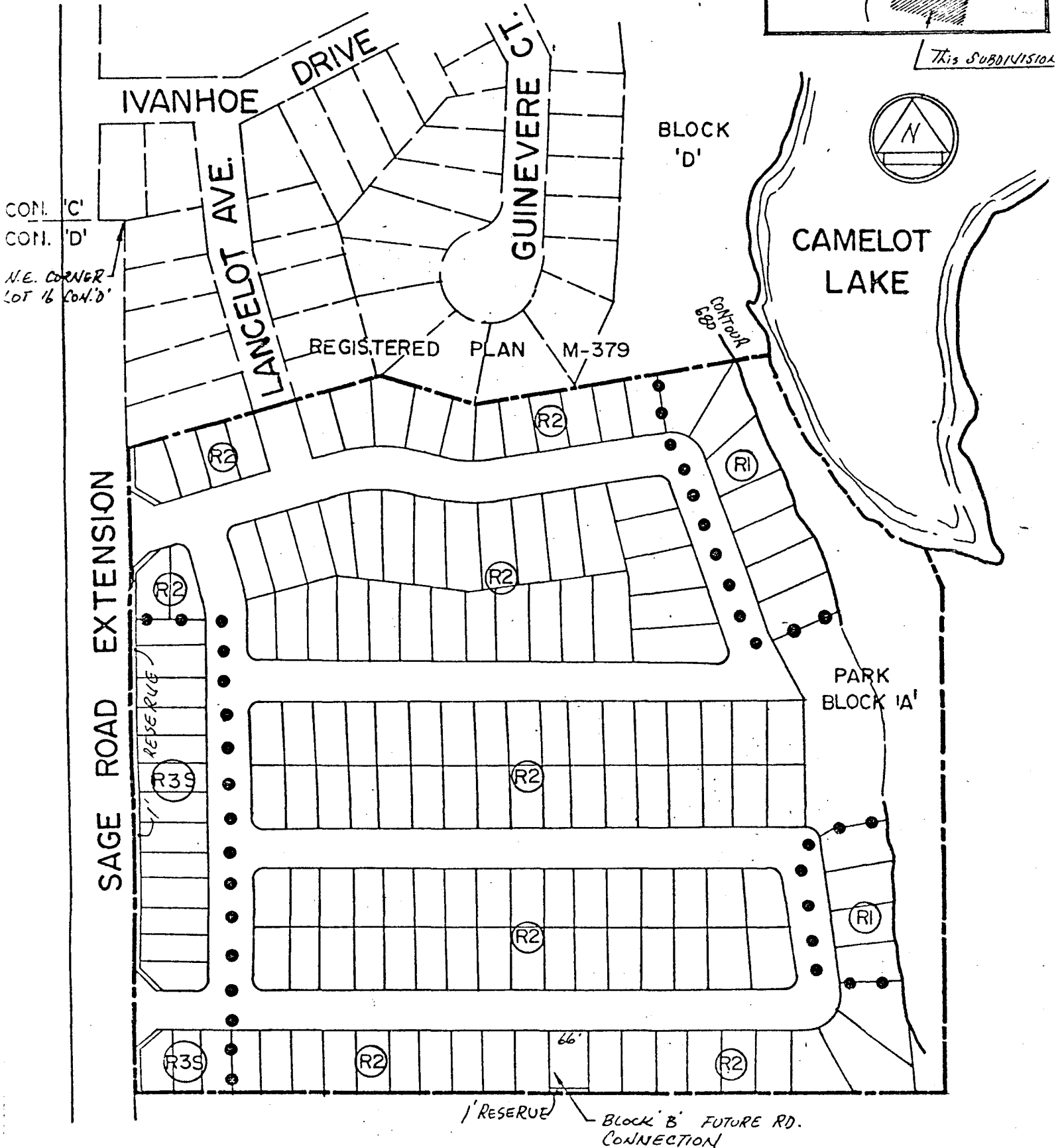
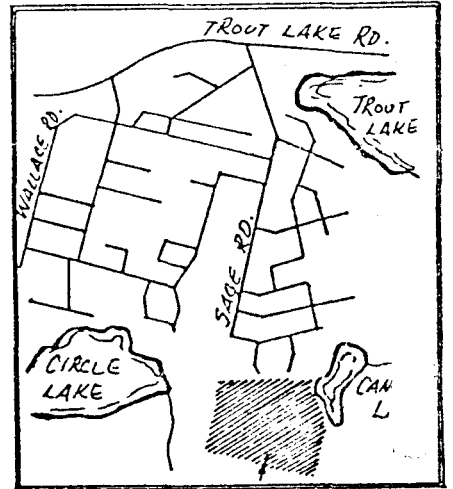
SCHEDULE B TO

BY LAW NO. 26-74

SCALE - 1" = 200'
 DATE - NOV. 1973
 NO. OF LOTS - 158

LOT SCHEDULE :
 R1 11 LOTS
 R2 131
 R3S 16
 TOTAL 158 LOTS

KEY



SKETCH OF DRAFT PLAN OF SUBDIVISION
 OF PART OF LOT 15 CON. 'D' CITY OF
 NORTH BAY (formerly the township of
 Widdifield)

DRAFT PLAN DESIGNED BY
 A. DERKOWSKI M.T.P.I.C.
 FOR GAP CONSTRUCTION
 CO. LTD.



R 741116

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 26-74

B E F O R E :

W. H. PALMER,
Chairman

- and -

A. B. BALL,
Member

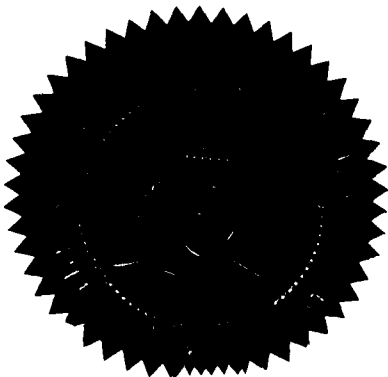
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Thursday, the 4th day

of July, 1974

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 26-74 is hereby
approved.



K. C. ANDREWS
SECRETARY

ENTERED	
O. G. No.....	74-2
Folio No.....	81
JUL 12 1974	
SECRETARY, ONTARIO MUNICIPAL BOARD	