



R 751373

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 52-75

B E F O R E :

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

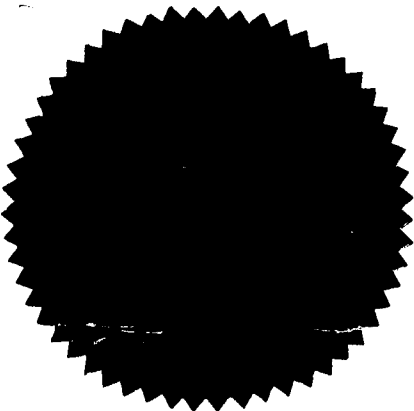
- and -

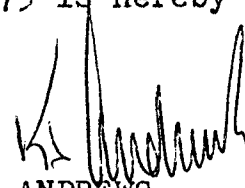
H.E. STEWART,
Member

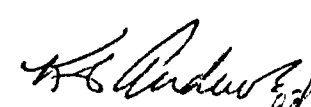
Monday, the 28th day
of July, 1975

No objections to approval having been received as
required;

THE BOARD ORDERS that By-law 52-75 is hereby approved.




K.C. ANDREWS
SECRETARY

ENTERED	
O. B. No.....	R-75-2
Folio No.....	295
AUG 1 1975	
	
SECRETARY, ONTARIO MUNICIPAL BOARD	

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 52-75

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 4-75(R3S 4-75) on the property more particularly described as Lots 153 to 159 inclusive of 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.

3. For the purpose of this By-law all buildings or structures erected or altered and the use of land in such R3S 4-75 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 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 R3S 4-75 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 Feet	1 Storey & split level 850 1-1/2 Storey 1100 2 Storey 1100	30%
Semi-Detached	3,000 4,000 if Corner Lot	30 per D. Unit 40 Corner Lot	1 Storey & Split Level 850 1-1/2 Storey 1100 2 Storey 1100	35%
Duplex	3,000	30 per D. Unit	850	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 car-port, 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;).

4. All buildings and structures erected or altered in an R3S 4-75 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 5TH DAY OF MAY 1975
 READ A SECOND TIME IN OPEN COUNCIL THIS 20TH DAY OF MAY 1975
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
 THIS 20TH DAY OF MAY, 1975.



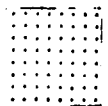
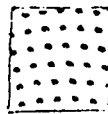
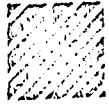
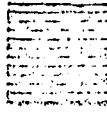

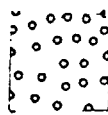

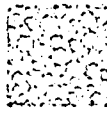
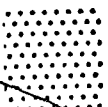

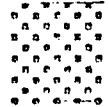




 MAYOR

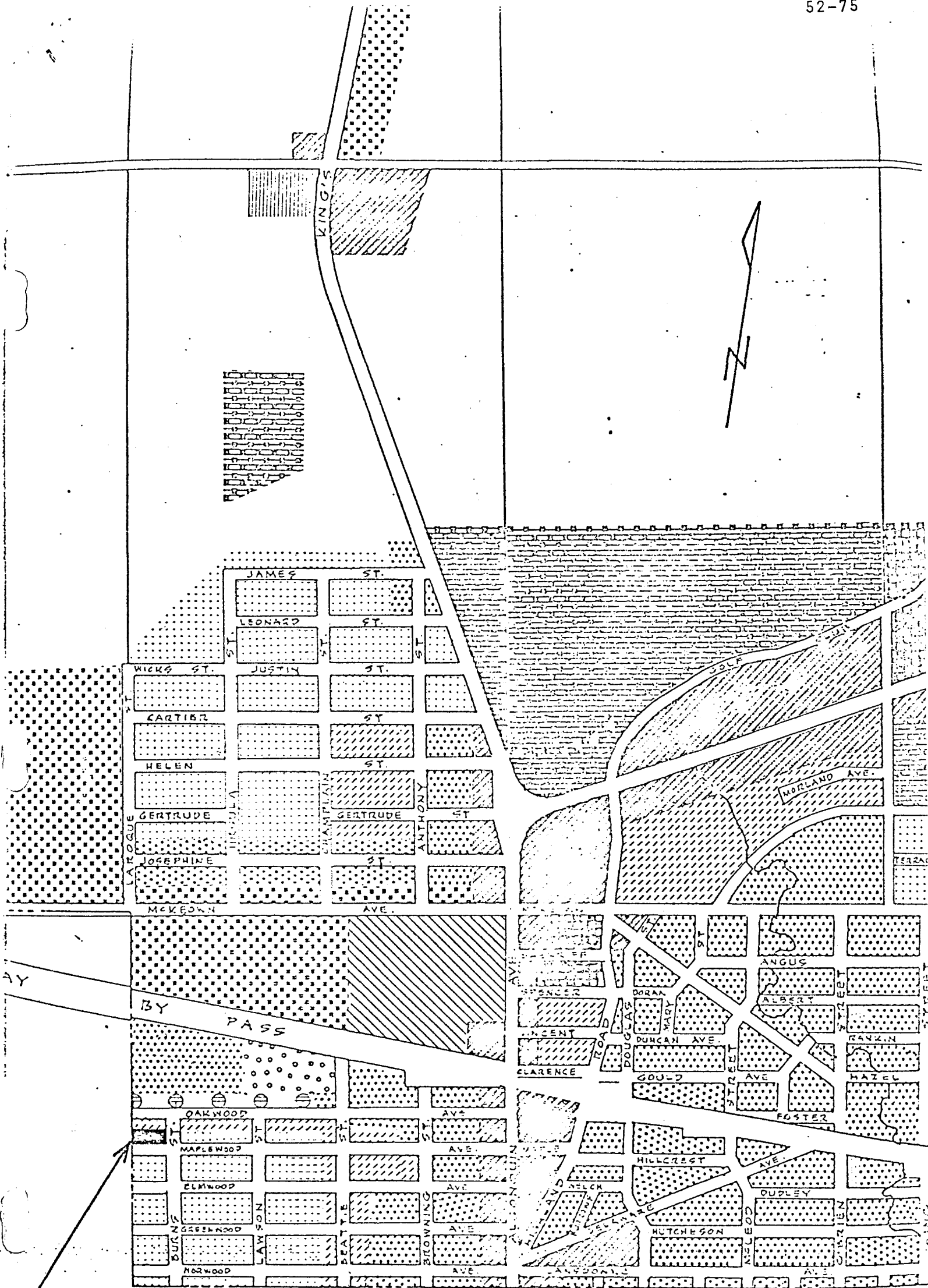


 CITY CLERK

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			



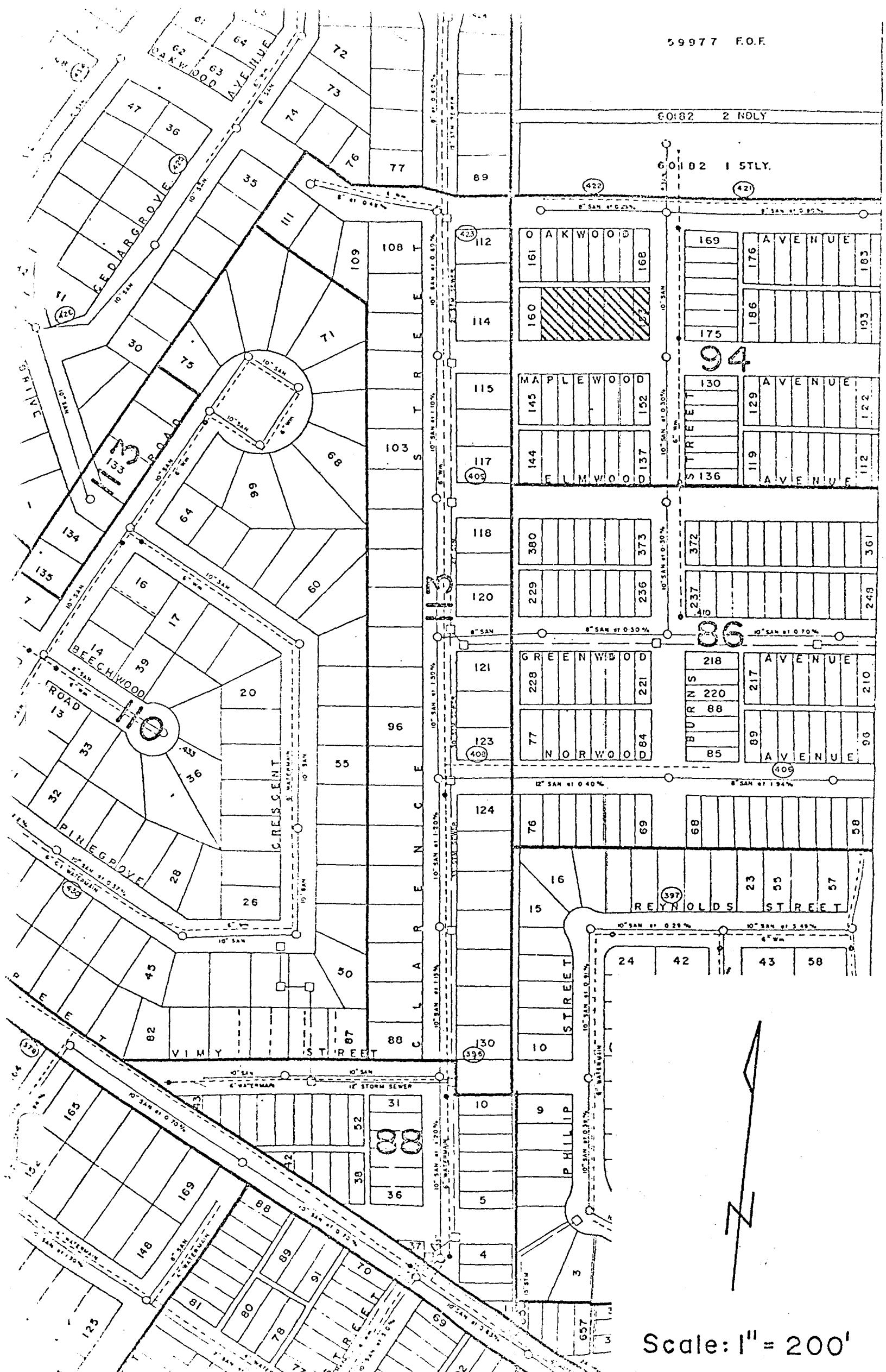
R3 Special

Zone No 4-75

DISTRICT MAP.

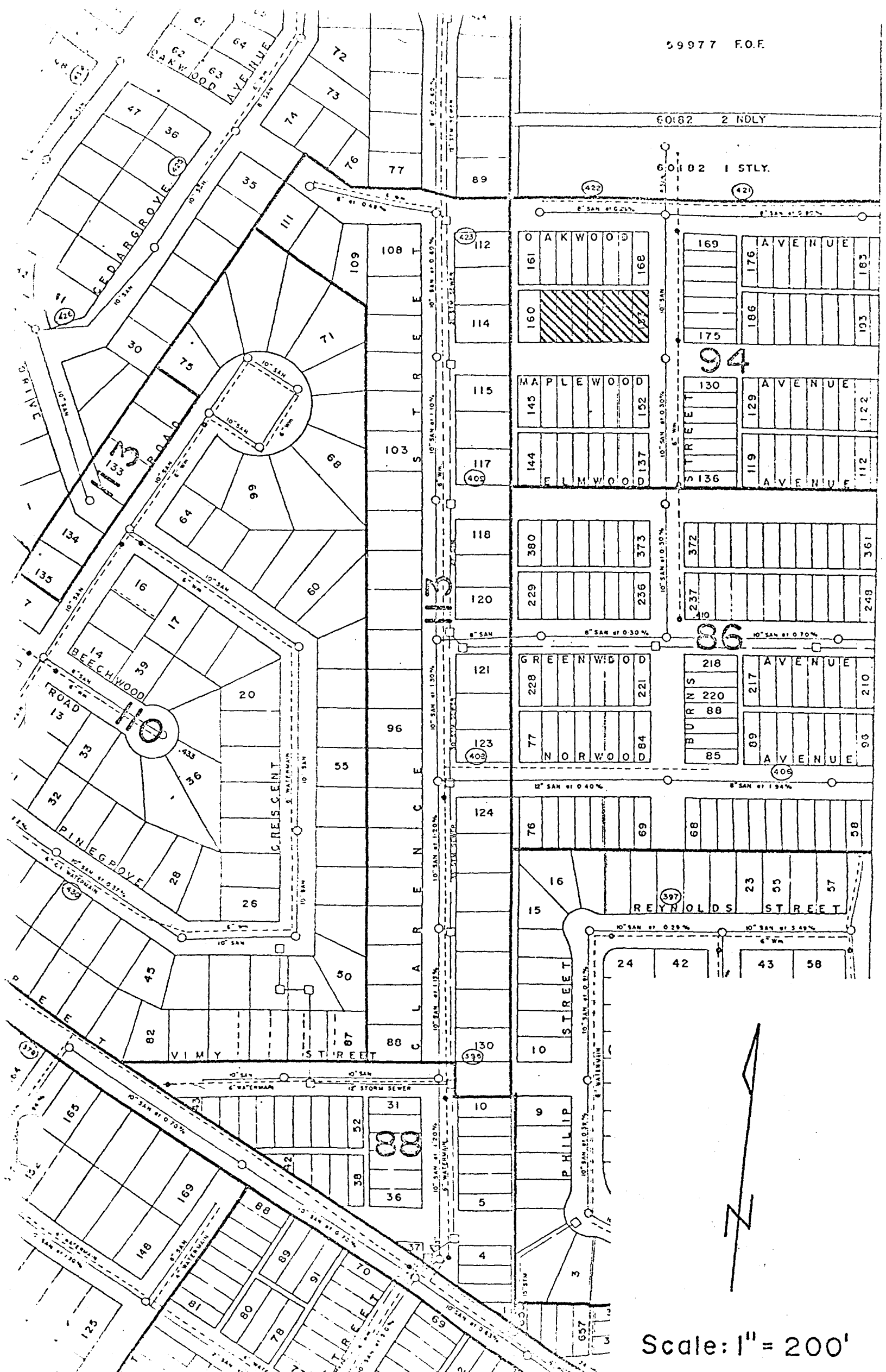
BY-LAW No 1097

Schedule "A" of By-law No 52-75



Scale: 1" = 200'

Schedule "B" of By-law No



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