

THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 204-79

BEING A BY-LAW TO AMEND BY-LAW NO. 1097
OF THE FORMER TOWNSHIP OF WIDDIFIELD

WHEREAS The Minister of Housing of the Province of Ontario has directed Municipalities to convert all planning documents to metric measures before December 31, 1979, pursuant to Section 45(a) of The Planning Act, R.S.O. 1970, Ch. 349 and Amendments thereto;

and

WHEREAS the Planning Board of the City of North Bay has recommended to Council the enactment of this amending By-law which has been prepared by the said Board for the purpose of reflecting these changes to metric measures;

and

WHEREAS the Council has deemed it advisable to accept the recommendation of the said Planning Board:

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

SECTION 1 - TITLE

This by-law may be cited as "THE ZONING BY-LAW of the former Township of Widdifield".

SECTION 2 - DEFINITIONS

In this by-law unless a contrary intention appears:

1. "ACCESSORY" when used to describe a use, building or structure means a use or a building or structure that is naturally and normally incidental, subordinate and exclusively devoted to a principal use, building or structure and located on the same lot therewith;
2. "APARTMENT HOTEL" means a hotel in which no more than fifty (50) per cent of the living accommodation therein, according to the floor area, may be dwelling units;
3. "APARTMENT HOUSE" means a building erected for the purpose of providing more than four dwelling units;
4. "BASEMENT" means that space of a building which is partly below ground, which has not less than one half ($\frac{1}{2}$) of its height measured from the floor to ceiling above the finished grade on the exterior of a building;
5. "BOARDING OR LODGING HOUSE" means a dwelling house in which the proprietor or tenant supplies for gain lodging with or without meals, but does not include a hotel, hospital, children's home, home for the aged, or other establishment otherwise classified or defined in this by-law;
6. "BOYS' HOME, GIRLS' HOME, ORPHANAGE OR INFANTS' HOME" means a house or institution for the shelter and care of boys or girls or both, which is supervised or approved under any general or special Act, except a children's home, a boarding school or day nursery;
7. "BUILDERS' SUPPLY YARD, CLASS A" means a builders' supply yard, the stock of which is comprised of new supplies and materials only;

8. "BUILDERS' SUPPLY YARD, CLASS B" means a builders' supply yard the stock of which may be comprised of not more than fifty (50%) percent by volume of used supplies and materials;
9. "BUSINESS OFFICE" includes general offices, a telegraph office, newspaper plant, a telephone exchange, studio, theatre, broadcasting station but not including a transmitter.
10. "CELLAR" means that space of a building which is partly below ground which has more than one half ($\frac{1}{2}$) of its height measured from floor to ceiling below the finished grade on the exterior of the building;
11. "CHILDREN'S HOME" means a building in which children under the age of sixteen (16) years, are harboured, received or lodged, without either parent or guardian, for hire, but does not include a boarding school;
12. "CHURCH" means a building dedicated to religious worship only and its accessory uses.
13. "COMMERCIAL CLUB" means any club other than a private club;
14. "COMMERCIAL SCHOOL" means a school conducted for hire or gain, other than a private academic, religious or philanthropic school, and includes the studio of a dancing teacher or music teacher, an art school, golf school, school of calisthenics, business or trade school, and any other such specialized school conducted for hire or gain;
15. "CONTRACTOR'S YARD OR SHOP, CLASS A" means a yard or shop of any building trade or other contractor where plant, equipment and material are stored, maintained or repaired or where such contractor performs shop or assembly work but does not include a contractor's yard, Class B, or any other yard or shop otherwise classified or defined in this by-law;
16. "CONTRACTOR'S YARD OR SHOP, CLASS B" means a yard or shop for the storage, maintenance or repair of heavy machinery, plant or equipment and includes building and construction material, dozers, graders and cranes;
17. "CONVERTED DWELLING HOUSE" means a dwelling house including any addition thereto, which has been or is proposed to be altered or converted so as to provide therein two or more dwelling units;
18. "COUNCIL" shall mean the Council of the Corporation of the Township of Widdifield;
19. "COURT INNER" means an open space, unoccupied from the ground to the sky, or from an intermediate floor to the sky, located on the same lot with the building which it serves and enclosed on all sides by the exterior walls of such building, or by such walls and the line or lines of an adjoining lot or lots;
20. "COURT OUTER" means an open space, unoccupied from the ground to the sky located on the same lot as the building which it serves, enclosed on three sides by the exterior walls of such building, or by such walls and the line of an adjoining lot or lots with at least one side or end extending to or opening upon a street or yard;
21. "DWELLING HOUSE" means a building occupied or capable of being occupied as the home or residence of one or more persons;

22. "DWELLING HOUSE, SEMI-DETACHED" means one or pair of attached one-family dwelling houses divided vertically;
23. "DWELLING HOUSE, MULTIPLE FAMILY" means a building or portion thereof containing more than two dwelling units, and shall include a triplex, double duplex, double triplex, sixplex and apartment house;
24. "DWELLING HOUSE, ONE-FAMILY" means a building designed and used exclusively for occupancy by one family; with or without domestic servants;
25. "DWELLING UNIT" means a room or suite of two or more rooms designed or intended for use by one person or family in which culinary and sanitary conveniences are provided for the exclusive use of such person or family.
26. "DWELLING HOUSE DUPLEX" means the whole of a dwelling house that is divided horizontally into two separate dwelling units, each unit of which has two independent entrances contained within the building;
27. "DWELLING HOUSE, DOUBLE DUPLEX" means two attached duplex dwelling houses completely separated by a fire wall. Each duplex shall have one exterior door in the front wall of the building;
28. "DWELLING HOUSE TRIPLEX" means the whole of a dwelling house that is divided horizontally into three (3) separate dwelling units, each unit of which has two independent entrances;
29. "ESTABLISHED FRONT YARD DEPTH" means the average setback of the main front wall of the building or structure from the street in the block in which the building or structure is to be erected, as measured at the time of the passing of the by-law. Where the front wall of a verandah or porch (closed in with other than glass) extends in front of a building or structure, the said front wall shall be deemed to be the main front wall of such building or structure for the purpose of this definition;
30. "FAMILY" means one person or two or more persons who are related by bonds of consanguinity, marriage or legal adoption.
31. "FLOOR SPACE INDEX" means the ratio of the total gross floor space of the building to the lot area (e.g. assuming a lot area of 465 square metres and a gross floor space of the building of 558 square metres $\frac{558}{465} = 1.2$);
32. "FRONTAGE" means the width of a lot between the side lines measured along a line at right angles to the centre line of the lot and at the minimum distance from the front of the lot permitted for the erection of a building;
33. "GASOLINE FILLING OR SERVICE STATION" means a building or place where gasoline, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles, are stored or kept for sale, or where motor vehicles may be oiled, greased or washed or have their ignition adjusted, tires inflated or batteries charged, or where running repairs essential to the actual operation of the motor vehicles are executed or performed.

34. "GRADE AROUND EXTERIOR OF BUILDING" means the finished ground level at the exterior wall of any habitable room and shall in no case extend to a height greater than one-half ($\frac{1}{2}$) of the height of such room;
35. "GREEN OPEN SPACE" means any yard space as required by this by-law which is suitable for the growth and maintenance of grass, flowers, bushes or any other landscaping. It shall not include any space used as a driveway or for the parking of motor vehicles;
36. "GROSS FLOOR SPACE" means the total area of all the floors in a building above or below grade, measured from the outside of the exterior walls, but excluding car parking areas, terraces, laundry rooms, storage and furnace rooms within the building.
37. "HABITABLE ROOM" means a room designed for living, sleeping, eating or food preparation, and includes in addition to standard rooms a den, library, sewing room, enclosed sun room and recreation room other than a cellar recreation room;
38. "HEIGHT OF BUILDING" means the vertical height from the finished grade of the centre of the front of the building to the highest point of the roof joists in the case of a flat roof, or the average height half way up in the case of pitched roofs. Where there is a garage under the front of the building, the measurements shall be taken from the grade at the main front entrance;
39. "HOTEL" means a building or part of a building that contains a general kitchen and dining room and other public rooms, the remaining rooms of which contain no provision for cooking and are usually rented to transients as places of abode, and includes a hostel for men or women;
40. "LIGHT INDUSTRY" means any industry in which there is no hammering, stamping, grinding, sawing, drilling, planing or other operation by any means other than manual, electric or gas motor, and in which all heat processing is powered only by gas, oil or electricity. Any such industry shall not include any of the offensive or dangerous trades referred to in subsection 3 of Section 16;
41. "LOT" means a parcel of land, whether or not occupied by a building or structure;
42. (a) "CORNER LOT" means a lot situated at the intersection of two streets of which the two adjacent sides upon the street line or street lines include an angle of not more than one hundred and thirty-five (135)^o and, where such adjacent sides are curved, the angle included by the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines drawn through the extremities of the interior lot lines, provided that; in the latter case the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents:

(b) "FRONT LOT LINE" means the line that divides a lot from the street; provided that in the case of a corner lot the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that so abuts shall be termed the "flank" of the lot;

(c) "REAR LOT LINE" means the lot line opposite the front lot line;

(d) "SIDE LOT LINE" means a lot line other than a front lot line or a rear lot line;

43. "MOTOR VEHICLES REPAIR SHOP, CLASS A" means a public garage used as a motor vehicle repair shop exclusive of the painting of bodies and fenders;
44. "MOTOR VEHICLE REPAIR SHOP, CLASS B" means a public garage used as a motor vehicle repair shop including the painting of bodies and fenders;
45. "NEIGHBOURHOOD GARAGE" means a building used exclusively for sheltering private passenger motor vehicles owned by residents of the immediate vicinity and not operated for profit and in or about which no gasoline pump or other service equipment is located or maintained;
46. "NURSERY SCHOOL" means a school where children of pre-kindergarten age are taught and cared for by the day or half-day;
47. "PARKING LOT" means any place which is surfaced with crushed rock or paved and drained where motor vehicles are temporarily parked or stored and supervised for hire or gain;
48. "PARKING STATION" means a lot, properly drained, paved, or surfaced with crushed rock and abutting on a highway or on a hard surfaced driveway giving access to a highway, where motor vehicles, other than the stock of a motor vehicles dealer, may be temporarily parked or stored without charge, either as an accessory use to a commercial or residential use and located on the same lot or on an immediately adjoining lot with the buildings or building to which it is accessory;
49. "PLACE OF AMUSEMENT" includes a motion picture or other theatre, arena, auditorium, public dance hall, public hall (including premises for wedding receptions, banquets and other social gatherings), music hall, arcade show or penny arcade, billiard or pool room, bowling alley, carnival show, circus, exhibition, golf driving range, archery range, ice or roller skating rink, motordrome, menagerie, merry-go-round, miniature or switch-back railway, roller coaster or other mechanical ride or device, miniature or standard golf course, shooting gallery, game of skill, trained animal show, travelling show, wild west show, race track for horses or for dogs;
50. "PLACE OF ASSEMBLY" means a building, field or enclosure designed for more than one hundred (100) people to come together for amusement, entertainment, sporting events or religious worship;
51. "PRIVATE ACADEMIC, PHILANTHROPIC OR RELIGIOUS SCHOOL" means a school other than a public school, where academic subjects are taught or which is maintained for philanthropic or religious purposes and whether the same is also a boarding school or not, and includes a dormitory building appurtenant to any such school but does not include any school or home otherwise classified or defined under this by-law;

52. "PRIVATE CLUB" means a lawn bowling, tennis, badminton or other athletic, social or recreational club including a Y.M.C.A., C.Y.O., Y.M.H.A., and Salvation Army located on private lands and not operated for profit, and includes the premises of a fraternal organization and includes a veterans hall;
53. "PRIVATE GARAGE" means a building not over one-storey or 3.6 metres in height, that is used by the occupants of the premises upon which it is located for sheltering not more than three private passenger motor vehicles and in which no service for profit is rendered;
54. "PRIVATE COMMERCIAL GARAGE" means a building other than a public garage, private garage or neighbourhood garage, in which motor vehicles, trailers or trailer cars are parked or stored, or are housed or sheltered for the purpose of storing, servicing, painting or repairing same;
55. "PRIVATE HOTEL" means a hotel in which the rooms are usually rented to persons other than transients;
56. "PUBLIC GARAGE" means any building or place with respect to which a public garage or automobile service station licence is required by by-law as such;
57. "RETAIL STORE" means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or other things sufficient only to service such store but does not include any retail otherwise classified or defined in this by-law;
58. "ROW HOUSING" shall mean two or more separate, multiple-family dwellings placed on the same parcel of land and retained under one ownership.
59. "SALES OR HIRE GARAGE" means a public garage where motor vehicles and/or trailers are hired or kept or used for hire or where motor vehicles and/or trailers are stored or kept for sale; and including a used motor vehicle lot;
60. "SERVICE OR REPAIR SHOP" means a shop where goods, wares or merchandise are serviced or repaired;
61. "STOREY" means the portion of a building (other than the cellar) which lies between the surface of a floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling next above it;
62. "STORAGE WAREHOUSE, CLASS A" means a building or structure for the storage of any non-offensive, non-dangerous goods, wares, merchandise, substance, article or thing and includes the premises of a warehouseman as defined by The Warehousemen's Lien Act, R.S.O. 1960, Chapter 423, as amended, but does not include any warehouse or storage otherwise classified or defined in this by-law;
63. "STORAGE WAREHOUSE CLASS B" means a building or structure used for the storage of any kind of goods, wares, merchandise, substance, article or thing which by reason of such use is offensive or dangerous;

64. "YARD" means the part of a lot unoccupied by the main building;
- (a) "FRONT YARD" means a yard that extends across the full width of a lot between the front lot line and the nearest main wall of any building or structure on such lot;
- (b) "REAR YARD" means a yard that extends across the full width of a lot between the rear lot line and the nearest main wall of the main building or structure on such lot;
- (c) "SIDE YARD" means a yard that extends from a front yard to a rear yard between the side line of a lot and the nearest main wall of the main building or structure thereon, exclusive of any chimney breast, and where more than one building is erected or altered on one lot, the side line of the lot shall be interpreted as the centre line between two buildings;
65. "LAUNDERETTE" means a commercial building housing coin operated washing, drying and dry-cleaning machines.
66. "SUMMER COTTAGE" means a temporary place of abode, normally used in the summer for recreation and relaxation.

SECTION 3 - GENERAL PROVISIONS FOR ZONING

1. No person shall, within any district or area of the Township of Widdifield delineated on any District Map, use any land or erect or use any building or structure except in conformity with the provisions of this By-law respecting the district or area in which such land, building or structure is located respecting the district or area in which it is proposed to erect the building or structure.
2. Notwithstanding anything contained in this By-Law, the Corporation of the Township of Widdifield or any local Board thereof as defined in the Department of Municipal Affairs Act, or any Telephone or Telegraph Company, any Natural Gas transmission or distribution Company, any Department of the Government of Ontario or Canada including the Hydro-Electric Power Commission of Ontario may use any land or erect or use any building or structure in any "use" district except "G" District, notwithstanding that such building or structure or proposed use does not conform to the provisions of this By-law for such district provided that such use of a building or structure located in any "R" District shall be in compliance with the height, coverage and yard regulations prescribed for such district, but there shall be no exterior storage, in yards, of goods, materials, or equipment in any "R" District. Any building erected or used under the provisions of this Section shall be of a character and maintained in general harmony with the residential buildings of the type permitted in the said district.

3. CONVERSION OF CERTAIN HOUSES TO MULTIPLE
FAMILY DWELLING HOUSES

Notwithstanding anything contained in this By-Law, except within an R1, R2 and R5 district, any dwelling house may be converted and used for the purpose of a multiple family dwelling house, provided that the following conditions shall be complied with:

- (a) Each of the dwelling units in the converted building shall have a minimum net floor area of 46.5 sq. metres, exclusive of public or common halls and stairways, and the thickness of the outside walls;
- (b) No outside stairways shall be permitted except for fire-escapes;
- (c) No further floor area shall be added outside the original enclosing walls, except for any extra entrance;
- (d) The existing dwelling houses, proposed for conversion, shall be at least two storeys in height having a total floor area of at least 93 square metres exclusive of cellar, basement or attic, and shall be on a lot with a minimum frontage of 13.7 metres;
- (e) One parking space for each dwelling unit shall be provided.

4. PARKING ON THE LOT

Except as hereinafter provided, no person shall in any "R" district, use any lot for the parking or storage of any motor vehicle, truck, truck trailer or house trailers, provided, however:

- (a) That a private passenger motor vehicle may be parked on a properly constructed driveway having a width of not less than 2.8 metres and leading to a garage or parking space in the side or rear yard;
- (b) That no motor vehicle shall be parked in the front yard of any duplex dwelling house, multiple family dwelling house or apartment house;
- (c) That a private motor vehicle or station wagon, and one only of either a panel or pickup truck having a capacity of not more than one (1) tonne may be parked in the side yard, or rear yard in any "R" district where any such panel or pick-up truck is used only for transportation to and from work.

5. COMBINING COMMERCIAL USES AND
RESIDENTIAL USES

Notwithstanding any other provision of this By-Law, where any use or proposed use of any lot, building or structure is composed of two or more "C" uses which are separately classified for different "C" districts, none of such uses shall be construed as accessory to any other such use but permissible district for such composite use shall be the less restricted district in the case of a combination of two "C" uses or the least restricted district in the case of a combination of more than two "C" uses.

Where a residential use is combined with a commercial use 37 square metres of rear yard shall be reserved for each dwelling unit and each such unit shall have at least 56 square metres of the net floor area.

6. Chimneys, towers, scenery lofts, spires and grain elevators are exempted from the height limitations of this By-Law, provided they conform to all other requirements of the By-Laws of the Township of Widdifield.

7. REDUCTION OF LOT AREA

(a) No lot shall be so reduced in area, whether by the conveyance or lineation of any portion thereof or otherwise, so that the floor space index of any building or structure on such lot will exceed that prescribed by this By-Law for the district in which such lot is located;

(b) If any such reduction in lot area occurs, no building located on the lot shall thereafter be used until the floor space index requirements applicable thereto are complied with;

(c) When any part of a lot is required by this by-law to be reserved as a yard or other open space, it shall continue to be so used exclusively regardless of any change in the ownership of the lot or any part thereof, and shall not be deemed to form a part of an adjacent lot for the purpose of computing the area thereof available for building purposes.

8. (a) Every part of a required yard shall be open from its lowest point to the sky unobstructed except for the ordinary projections of 61 centimetres or less of sills masonry course, chimneys, ornaments, cornices and any permitted accessory buildings. Open or lattice enclosed iron fire escapes or other unenclosed stair ways may project into side and rear yards a distance of not more than 1.2 metres, but in no case shall any intrusion interfere with the use of a driveway required for access to a garage or parking area;

(b) Balconies may project into required front and rear yards only, but in no case shall any projection interfere with the use of a driveway required for access to a garage or parking area.

9. ACCESSORY USES IN REAR YARDS

In any rear yards there may be erected and maintained any accessory building permitted in the district in which it is located, or a loading or parking space. Where there is a public lane or other established right-of-way adjoining any rear or side lot line, an accessory building may not be erected or altered to be closer to such rear or side lot line than 1.5 metres except as otherwise stated in this by-law.

10. OFF-STREET PARKING

The owner or occupant of every building or structure to be erected or used for the purpose of a dwelling, a place of assembly, a factory, an office building, a department store, a groceteria, supermarket or other similar self-service establishment, a tavern or public house, shall provide and maintain motor vehicle parking facilities in a private garage or a neighborhood garage, a parking lot or a parking station, to the extent at least prescribed in the following schedule for the respective classes of buildings or structures set out therein:

TYPE OR NATURE OF BUILDING OR STRUCTURE	MINIMUM REQUIRED PARKING FACILITIES
Any building used in whole or in part for residential use.	1 parking space for each dwelling unit therein.
A factory or Warehouse	1 parking space for each 46.5 square metres of floor space therein used for manufacturing or storing purposes.
A department store	1 parking space for each 18.6 square metres of floor space therein.
A brewers' retail store; a neighbourhood shopping centre	1 parking space for each 18.6 square metres of gross floor space therein.
A place of assembly	1 parking space for 7 persons comprised in a normal capacity audience or attendance.
A funeral parlor or funeral home	1 parking space for each 6 persons comprised in a normal capacity attendance.
A Community Shopping Centre; A groceries, supermarket or other similar self-service establishment	3 parking spaces for each 18.6 square metres of selling space therein.
A tavern or public house	1 parking space for each 10 persons that can be accommodated at any one time.
An office building	1 parking space for every 37 square metres of rentable floor space over the first 186 square metres of rentable floor space.
A hotel or private hotel	2 parking spaces for each 3 bedrooms.
A motel	1 parking space for each unit.

(a) For the purpose of this subsection, "place of assembly" includes a theatre, a church, a synagogue, a concert hall, an auditorium, an arena, a stadium, an athletic field or other premises of a like nature designed for the entertainment or amusement of more than one hundred (100) persons at any one time but does not include that portion of a church or synagogue used for worship only, and "parking space" means an area of at least 18.6 sq. metres and at least 2.8 metres wide which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle;

(b) Ingress and egress to and from the parking facilities prescribed by this subsection shall be provided by a sufficient number of unobstructed driveways and passageways, each of which shall have a width of not less than 6 metres.

(c) Notwithstanding any other provision of this By-Law, a parking station for a "C" use may be wholly or partly located in a "R" district, and a parking station for a "R" use may be located wholly or partly in a "R" District in which the said "R" use is not permitted; provided that the parking station may not be separated from a district zoned for a "C" or "R" use by a street or lane more than 7.6 metres in width, and may not extend from the limits of the district in which the "C" or "R" use is permitted a distance farther than 61 metres.

I The parking station shall be fenced and planted with a hedge;

II Any lights used for illumination shall be so arranged as to divert the light away from adjacent premises;

III No building other than one shelter, not exceeding one storey in height and not exceeding 4.6 square metres in area, for attendants shall be erected thereon;

IV No vehicle shall be parked closer to the parking station lot line than 1.8 metres;

V No sign shall be erected thereon other than directional signs, which may bear the name of the proprietor. Any such sign shall not be more than 1.1 square metres in area.

VI No gasoline pump or other service equipment shall be located or maintained thereon.

11.

OFF-STREET LOADING

The owner or occupant of every building or structure to be erected or used for the purpose of a factory, a warehouse, a retail store, including a department store, a market, a cartage or express or passenger terminal, a hotel, or a hospital, or any other purposes similarly involving the frequent shipping, loading or unloading of persons, animals or goods, wares or merchandise, shall provide and maintain at the premises, loading facilities on land that is not part of a highway or public lane, comprised of one or more loading spaces, each not less than 9 metres long, 3.5 metres wide and having a vertical clearance of at least 4.3 metres according to the floor area of the building or structure as follows:

<u>FLOOR AREA</u>	<u>NUMBER OF LOADING SPACES</u>
558 square metres or less	None
From and including 558.1 square metres to and including 2325 square metres	1 loading space
From and including 2325.1 square metres to and including 7440 square metres	2 loading spaces

FLOOR AREA

NUMBER OF LOADING SPACES

From and including 7440.1 square metres to and including 13950 square metres	3 loading spaces
From and including 13950.1 square metres to and including 22320 square metres	4 loading spaces
From and including 22320.1 square metres to and including 30225 square metres	5 loading spaces
Over 30225 square metres, for each additional 9300 square metres	1 loading space

12. ACCESSORY BUILDINGS FACING THE SIDE STREET ON CORNER LOTS
may not be erected or altered to be in front of a line drawn between the rear side street corner of the main structure and the point of intersection of the established front yard depth for the side street with the rear lot line of the corner lot and shall not be located closer to the rear lot line of the corner lot than 1.2 metres excluding carports and garages. The minimum setback for carports and garages shall be 6 metres.
13. REBUILDING OF DWELLINGS IN "R" DISTRICTS
Notwithstanding any provision of this By-Law, the owner of a dwelling house in any "R" district may rebuild upon the same lot a one-family dwelling house only, provided that the lot has a frontage of not less than 9 metres and provided that the gross floor area of such one-family dwelling house is not greater than the average gross floor area of the one-family dwelling houses on the same side of the same block of the street, provided that in no case shall the gross floor area of any such one-family dwelling house be less than 74 square metres: and provided further that the combined side yards are not less than the average combined side yards of the one-family houses on the same side of the same block of the street.
14. SMALL VACANT LOTS IN "R" DISTRICT
Notwithstanding any provisions of this By-Law, any isolated vacant lot in any "R" District may be built upon with a one-family dwelling house only, provided that the lot has a frontage of not less than 9 metres and an area of not less than 279 square metres in areas where public water supply and sanitary sewers are available. Where either public water supply and/or sanitary sewers are not available the approval of the Medical Officer of Health is given; provided that the gross floor area of such one-family dwelling house is not greater than the average gross floor area of the one-family dwelling houses on the same side of the same block of the street; provided further that the one-family dwelling house complies with all other requirements of this By-Law.
15. ACCESSORY BUILDINGS IN FRONT YARDS
No accessory building may be erected in or extended into a front yard except in an "R.5" District.
16. NO OBSTRUCTIONS ON CORNERS
On a corner lot, within the triangular space formed by the street lines and the line joining the points on the street lines measured 7.6 metres from the point of intersection of the streets, no shrub or hedge or fence, which would obstruct vision, shall be planted, erected or maintained.

17. RECONSTRUCTION OF DAMAGED
NON-CONFORMING BUILDING
Nothing in this by-law shall apply to prevent the reconstruction or continued use of any non-conforming building or structure that is damaged by causes beyond the control of the owner subsequent to the effective date hereof provided the residual value of such building or structure exceeds sixty-six and two-thirds percent (66 2/3%) of the value thereof immediately prior to the damage in R1, R2 and R3 districts and fifty percent (50%) of the value thereof in all other districts.
18. ABANDONMENT OF NON-CONFORMING USES
Any non-conforming use that is discontinued or unused for more than three consecutive years shall not be resumed nor shall such non-conforming use revert to any other non-conforming use.
19. REPAIR OR ALTERATION OF NON-CONFORMING BUILDING
Nothing in this by-law shall apply to prevent (1) the strengthening or restoration to a safe condition of any non-conforming building or structure or part of any such building or structure or (2) the alteration or repair of any existing non-conforming building or structure provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.
20. NO HABITABLE ROOMS IN CELLARS
No habitable room as defined in this by-law shall be located in a cellar.
21. ERECTION OF SIGNS
No person shall within any R1, R2, R3, R4, R5, R6 or S districts, use any building, structure or lot for the erection or display of any sign or billboard other than one non-illuminated real estate sign not exceeding 0.4 square metres in area, advertising the sale, rental or lease of such building, structure or lot and/or one non-illuminated non-trespassing, safety or caution sign not exceeding 0.2 square metres in area and/or one sign not exceeding 0.2 square metres in area indicating the name and profession of a physician or dentist and/or one church bulletin board not exceeding 1.1 square metres in area.
22. STORAGE OF MATERIAL
No person shall within any R1, R2, R3, R4, R5, R6 or S district store any material or machinery other than for ordinary residential maintenance in any yard.
23. KEEPING OF FOWL OR ANIMALS
No person shall within any R1, R2, R3, R4, R5, R6 or S District keep or maintain any fowl or animal except dogs or cats provided that such dogs and cats are kept as pets and not for breeding for profitable purposes.
24. (a) On the following roads and streets the front yard set backs shall be increased by 3 metres.
- | | FROM | TO |
|-----------------|-------------------|---------------------------|
| "B" Line | West Limit Lot 24 | Intersection of Lee's Rd. |
| Lee's Road | "B" Line | Highway No. 63 |
| Gormanville Rd. | "B" Line | City Limits |

(b) Minimum front yards on the following King's Highways shall be as per Department of Highways specifications.

	FROM	TO
Highway No. 11	North Bay By-Pass	Twp. North Limit
Highway No. 63	City Limits	Twp. East Limit
North Bay By-Pass	ALL	
Highway No. 123	Highway No. 11	RCAF Station
Airport By-Pass	ALL	
Highway No. 17	Highway No. 11	Twp. East Limit
Highway No. 17B	City Limits	Twp. West Limit

25. That a church, Sunday School, parish hall, public or separate school, shall be permitted in all use districts, subject to the regulations contained in Section 5 Sub-section 3.(i).

SECTION 4 - ESTABLISHMENT OF USE DISTRICTS

For the purpose of this By-Law the Municipality of the Township of Widdifield is hereby divided into the following use districts, the boundaries of which are more particularly delineated and shown on the map annexed hereto. The said map and the information shown thereon shall form part of this By-Law to the same extent as if included herein. Wherever in this By-Law and in the district map the abbreviations R.1, R.2, R.3, R.4, R.5, R.6, C.1, C.2, C.3, C.4, M.1, M.2, G, IN, S and B, are used they shall be construed to mean and refer to the districts named hereunder set opposite each of the said abbreviations.

RESIDENTIAL DISTRICTS

- R.1 One Family Dwelling House District
Maximum Floor Space Index 0.4
- R.2 Two Family Dwelling House District
Maximum Floor Space Index 0.6
- R.3 Multiple Family and Apartment House District
Maximum Floor Space Index 1.0
- R.4 Row Housing District Maximum Floor Space Index 1.0
- R.5 Lakefront Residential District,
Maximum Floor Space Index 0.4
- R.6 Trailer Camp District Maximum Floor Space Index N.A.

COMMERCIAL DISTRICTS

- C.1 Neighbourhood Shopping Centre District
- C.2 Community Shopping Centre District
- C.3 General Commercial District
- C.4 Marina Commercial District

OTHER DISTRICTS

- M.1 Light Industrial District
- M.2 Industrial District
- G Green Open Space District
- IN. Institutional District
- S. Summer Cottage District
- B. Bush or Rural District

SECTION 5 - R.1 SINGLE FAMILY DISTRICT

1. GENERAL

Except as hereinafter provided, all buildings, structures and parts thereof, erected or altered in an R.1 district shall conform to the regulations of this section.

2. PERMISSIBLE USES

All lands not shown on the District Map shall be designated as "Bush" or "Rural District", except those lands within 152 metres of any lakeshore which shall be designated as "Summer Cottage District".

No person shall within any R.1 district use any land or erect or use any building or structure except for the following purposes:

- (a) One-family dwelling.
- (b) An accessory building, a private garage or carport.
- (c) A park, playground (including all accessory and customary uses.)
- (d) A public school, separate school, or a religious school provided that such religious school is located on the same lot as the church or synagogue.
- (e) A church, Sunday school, or parish hall.
- (f) A parking station, incidental to any permitted use.

3. REGULATIONS

No person shall within any R.1 district erect or use any building or structure unless the following regulations are complied with:

(a) The minimum lot area for one family dwellings shall be as follows:

Where there is neither Public Water Supply nor Sanitary Sewers.	Where there is Public Water Supply but No Sanitary Sewers.	Where there is both Public Water Supply and Sanitary Sewers.
--	---	---

FRONTAGE 36 metres	18 metres	18 metres
AREA 1395 square metres	697.5 sq. metres	558 square metres

(b) The minimum size shall be as follows: (ground floor)

1-storey dwelling house-----	91 sq. metres
1½-storey dwelling house-----	71 sq. metres
2-storey dwelling house-----	71 sq. metres

(c) The maximum height of main building shall be 10.5 metres with not more than two storeys.

(d) The maximum height of accessory buildings shall be one storey with a maximum wall height of 2.5 metres.

(e) Minimum Yards:

Front Yard 7.6 metres	Rear Yard 9 metres
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Side Yard 1.8 metres if including an attached garage or carport; if there is no attached garage or carport a driveway shall be provided with a minimum width of 2.7 metres. An accessory building erected 3 metres or more behind the nearest point of the dwelling, may be built to within 0.6 metres of the side lot line.

(f) The maximum floor space index shall be 0.4.

(g) No basement apartments are permitted.

(h) Dwelling including accessory buildings erected on corner lots facing side street shall have the following yards:
Front yard 4.5 metres Rear Yard 4.5 metres
Street Side yard 4.5 metres
Excepting garages which shall have a 6 metre set back.

(i) Yards permissible for buildings aforementioned in sub-section 2, (d) and (e) shall be 7.6 metres, side and rear.

4. Notwithstanding sub-section 3(a) of this Section on lots being 229 to 267 both inclusive Plan 86 on the North side of Greenwood Avenue and Lots 342 to 380 both inclusive Plan 86 on the South side of Elmwood Avenue the following minimum lot areas will apply:
(a) Area 502 square metres

SECTION 6 - R.2 TWO-FAMILY DISTRICT

1. GENERAL

Except as hereinafter provided, all buildings and structures erected or altered in an R.2 district shall conform to the regulations of this section.

2. PERMISSIBLE USES

No person shall within any R.2 district use any land or erect or use any building or structure except for the following purposes:

- (a) Those permissible in an R.1 district;
- (b) A detached duplex dwelling house, semi-detached dwelling house, one-family dwelling house and a converted dwelling house;
- (c) The keeping of roomers or boarders not exceeding four in all in a one-family dwelling house and not exceeding two in all, in any other dwelling unit;
- (d) Nothing in this section shall prevent a person residing in a dwelling unit from carrying on any domestic or household or, if a professional person residing in the building, from using one or more rooms as an office, providing that:

- I There shall be no display of goods or advertising other than an unilluminated sign not over 0.2 square metres in area;
- II No person other than those resident in the dwelling is employed therein and not more than 25 per cent of the ground floor area of any building is used other than a dwelling;
- III That sub-section 3 of Section 21 of this by-law is complied with.

- (e) Any uses accessory to any of the foregoing uses:

REGULATIONS

No person shall within any R.2 district erect or use any building or structure unless the following regulations are complied with:

- (a) The maximum height of the main building shall be 10.5 metres with not more than two storeys;
- (b) The maximum height of accessory buildings shall be one storey with a maximum wall height of 2.5 metres.

(c) The minimum floor area shall be as follows:
(ground floor)

- 1-storey dwelling house-----67 square metres
- 1½-storey dwelling house-----56 square metres
- 2-storey dwelling house-----56 square metres

(d) The minimum lot areas in R.2 district shall be as follows:

Where there is neither Public Water Supply nor Sanitary Sewers	Where there is Public Water Supply but No Sanitary Sewers	Where there is Public Water Supply and Sanitary Sewers
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ONE-FAMILY DWELLING

FRONTAGE 30 metres	15 metres	15 metres
AREA 1395 square metres	697.5 sq.metres	465 sq. metres

DUPLEX DWELLING

FRONTAGE 30 metres	15 metres	15 metres
AREA 1860 square metres	697.5 sq.metres	465 sq. metres

SEMI-DETACHED DWELLING

FRONTAGE 36 metres	18 metres	18 metres
AREA 1860 square metres	697.5 sq.metres	558 sq. metres

(e) MINIMUM YARDS

Front yard 6 metres - Side yard 1.2 metres - Rear yard 9 metres. Duplex Dwelling Houses and Semi-Detached Houses shall have a driveway of not less than 3.4 metres to the rear yard.

(f) The maximum floor space index shall be 0.6;

(g) One off-street parking space shall be provided for each dwelling unit.

(h) All dwellings and accessory buildings in an R.2 district erected on corner lots facing the side street shall have the following yards, excepting garages which shall have a 6 metre set back.

Front yard 4.5 metres; Side yard 4.5 metres; Rear yard 4.5 metres. The side yard and rear yard setback can include driveway.

(i) Yards of non-residential buildings aforementioned in Section 5 sub-section 2, d and e shall be 7.6 metres front, side and rear.

4. Notwithstanding sub-section 3 (d) of this section on Lots being 268 to 273 both inclusive, Plan 86, on the north side of Greenwood Avenue and Lots 336 to 341 both inclusive, Plan 86 on the South Side of Elmwood Avenue, the following minimum lot areas and frontages will apply.

(a) One-family dwellings and duplexes.

FRONTAGE 13.7 metres	AREA 377	square metres
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SECTION 7 - R.3 MULTIPLE FAMILY DISTRICT

1. GENERAL

Except as hereinafter provided all buildings and structures erected or altered in an R.3 district shall conform to the regulations of this section.

2. PERMISSIBLE USES

No person shall within any R.3 district use any land or erect or use any building or structure except for the following purposes:

- (a) Those permissible in any R.1 or R.2 district;
- (b) Multiple family dwelling houses and apartment houses, and private hotels;
- (c) Basement apartments are permitted in sewered areas only;
- (d) Hospital or nursing home;
- (e) A lodging of boarding house;
- (f) A private club, fraternity or sorority house, fraternal society, lodge, provided no portion of such building is for general public use;
- (g) Children's aid society or children's home;
- (h) Private academic, philanthropic and day nursery uses;
- (i) Home for the aged;
- (j) A religious school;
- (k) Any use accessory to any of the foregoing uses, including a parking station, and/or a neighbourhood garage;
- (l) Hairdressing salon, beauty parlours and dressmakers, provided that not more than 25 per cent of the ground floor area of a unit is used and that no signs or displays are more than 0.2 square metres in area;
- (m) Professional office of a physician, dentist, barrister, engineer, architect, Ontario Land Surveyor, providing that not more than 25 per cent of the ground floor area of a unit is used and no signs or displays are used except one which is not more than 0.2 square metres in area;

3. REGULATIONS

No person shall within any R.3 district erect or use any building or structure unless the following regulations are complied with:

(a) AREAS and FRONTAGE

Where there is neither Public Water Supply or Sanitary Sewers.	Where there is Public Water Supply but No Sanitary Sewers.	Where there is both Public Water Supply and Sanitary Sewers.
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ONE-FAMILY DWELLING

FRONTAGE 27.4 metres	13.7 metres	13.7 metres
AREA 1395 sq. metres	697.5 sq. metres	418.5 sq. metres

TWO-FAMILY DWELLING

FRONTAGE 27.4 metres	13.7 metres	13.7 metres
AREA 1860 sq. metres	697.5 sq. metres	418.5 sq. metres

MULTIPLE FAMILY DWELLING, SEMI-DETACHED DWELLING, APARTMENT HOUSE AND PRIVATE HOTELS

FRONTAGE 27.4 metres	27.4 metres	27.4 metres
AREA 1395 sq. metres	697.5 sq. metres	418.5 sq. metres
first unit	first two units	first two units
465 sq. metres	93 sq. metres	46.5 sq. metres
second unit	each additional unit	each additional
93 sq. metres		unit
each additional unit		

(b) Single Family Dwellings

I Minimum size of ground floor area shall be as follows:

1-storey-----	58 sq. metres
1½-storey-----	56 sq. metres
2-storey-----	56 sq. metres

II Minimum Yard:

Front Yard 6 metres Rear Yard 10.5 metres
Side yard 1.2 metres if including a garage or carport,
if there is no garage or carport a driveway shall
be provided with a minimum width of 2.7 metres.
An accessory building erected 3 metres or more behind
the nearest point of the dwelling may be built
to within 0.6 metres of the side lot line.

III Maximum height of building shall be two stories.

IV Maximum floor space index shall be 1.0.

V Maximum height of an accessory building shall be one
storey with a maximum wall height of 2.5 metres;

VI All dwellings erected on corner lots facing the side
street shall have the following yards:

Front Yard 4.5 metres Side Yard 4.5 metres
Rear Yard 4.5 metres

All garages and carports shall be built 6 metres
from the line where egress is made from the flankage
street.

(c) Duplex Dwellings

I Minimum Yards

Front Yard 6 metres Rear Yard 10.5 metres
Side Yard 1.2 metres

II Duplex dwellings shall have a driveway of not less
than 3.3 metres extending to the rear yard.

III The floor space index shall be 1.0.

IV Maximum height of building shall be two (2) stories.

V Maximum height of accessory building shall be one (1)
storey with a maximum wall height of 2.5 metres.

(d) Semi-detached Dwellings

I Minimum Yards

Front Yard 6 metres Rear Yard 10.5 metres
Side Yards 2.7 metres wide and shall be used as
driveways for the respective units.

II The floor space index shall be 1.0.

III Maximum height of building shall be two (2) stories.

IV Maximum height of accessory building shall be one
storey with a maximum wall height of 2.5 metres.

(e) Multiple family dwellings, apartments and private
hotels

I Maximum floor space index shall be 1.0.

II Maximum height of main building shall be four (4)
stories

III Maximum height of accessory building shall be one
storey with a maximum wall height of 2.5 metres.

- (g) Maximum coverage of building lot shall be 23 per cent.
- (h) Maximum density shall be twelve (12) units per 0.4 hectare.
- (i) Single family units only will be permitted.
- (j) No alterations shall be made that will increase the height, size or volume of any unit.
- (k) There shall be no accessory buildings.
- (l) Row housing will only be permitted in areas serviced with storm and sanitary sewers.

SECTION 9 - LAKEFRONT RESIDENTIAL DISTRICT R.5

Except as hereinafter provided, all buildings and structures erected or altered in an R.5 district shall conform to the regulations of this section.

1. PERMISSABLE USES

No person shall within any R.5 district use any land or erect or use any building or structure except for the following purposes:

- (a) A single family dwelling
- (b) An accessory building or use, a private garage or carport
- (c) A park, playground (including all accessory and customary uses)

2. REGULATIONS

(a) Minimum lot area shall be as follows:

Where there is neither Public Water Supply nor Sanitary Sewers.	Where there is Public Water Supply but no Sanitary Sewers.	Where there is Public Water Supply and Sanitary Sewers.
FRONTAGE 36 metres	36 metres	18 metres
AREA 1860 Sq. metres	1116 sq. metres	558 sq. metres

(b) The minimum size shall be as follows:

	GROUND FLOOR AREA
1-storey dwelling house-----	91 square metres
1½-storey dwelling house-----	71 square metres
2-storey dwelling house-----	71 square metres

(c) The maximum height of main building shall be 10.5 metres with not more than two stories.

(d) The maximum height of accessory building shall be one storey with maximum wall height of 2.5 metres.

(e) MINIMUM YARDS

Front yard 9 metres	Side yard 1.8 metres
Rear yard 9 metres	

(f) Maximum floor space index shall be 0.4

(g) An area of 93 square metres of the lot area shall have a gradient of 2% or less, which shall not include the area of the dwelling or side yards, for sewage disposal purposes.

(h) That not more than 15% of any front yard shall be covered by accessory buildings and a front yard shall be deemed to be that part fronting upon a lakefront.

SECTION 10 - TRAILER CAMP DISTRICT R.6

The permissible uses and regulations of the R.6 district shall conform to all the requirements of By-law No. 886 of the Township of Widdifield cited as the Trailer Camp By-law and amendments thereto.

SECTION 11 - NEIGHBOURHOOD SHOPPING CENTRE DISTRICT C.1

1. GENERAL

Except as hereinafter provided all buildings and structures erected in C.1 district shall conform to the regulations of this section.

2. PERMISSIBLE USES

No person shall within any C.1 district use any land or erect or use any building or structure except for the following purposes:

- (a) One or more dwelling units, if incorporated in a commercial building;
- (b) A retail grocer, meat market, fruit and vegetable store, florist shop, confectionery store, baked goods store, general hardware store, notions store, drug store, tobacconist, book store, stationery, library, barber shop, beauty parlour, shoeshine parlour, shoe repair shop, clothing, dressmaker or tailor shop, postal station, laundry or dry-cleaning receiving and delivering depot, provided no laundry or dry-cleaning work is done on the premises, commercial school, launderette, service station;
- (c) A business or professional office, a private club;
- (d) A bank, a restaurant, a taxicab stand;
- (e) A church, synagogue, Sunday school or parish hall;
- (f) Any use accessory to any of the foregoing uses including a public parking area, parks and playgrounds; provided that the above specified stores and shops shall be retail establishments, selling new merchandise only or permitted service shops, and shall be conducted wholly within an enclosed building, without any curb service, "drive-in service" or similar activity.

3. REGULATIONS

No person shall within any C.1 district erect or use any building or structure unless the following regulations are complied with, namely:

- (a) The maximum height of main buildings shall be 10.5 metres with not more than 2½ storeys.
- (b) The maximum height of an accessory building shall be 3.7 metres.
- (c) The minimum front yard depth shall be 12 metres.

- (d) Minimum side yard depth. No side yard shall be required, provided that if such a building is located on a lot immediately adjoining an R. District, a side yard shall be provided on the side adjacent to such district. Any such side yard, or any side yard that forms the open end of an outer court, shall have a width of not less than 1.8 metres except on corner lots where a side yard depth shall be 3 metres.
- (e) The minimum rear yard depth shall be 7.6 metres.
- (f) Parking as per section 3 s.s. 10.
- (g) All commercial buildings shall be constructed of brick or brick veneer or concrete block or solid masonry with or without steel construction.

SECTION 12 - COMMUNITY SHOPPING CENTRE DISTRICT C.2 District

- 1. GENERAL
Except as hereinafter provided, all buildings and structures erected or altered in a C.2 District, shall conform to the regulations of this section.
- 2. PERMISSIBLE USES
 - (a) No person shall within any C.2 District use any land or erect any building or structure except for the following purposes:
 - I Those permissible in a C.1 district.
 - II Places of amusement and assembly.
 - III Department stores.
 - IV Brewers retail and liquor stores.
 - V Motor vehicle repair shop Class A.
 - VI Laundry and Dry Cleaning establishments.
 - VII Motor vehicle sales room, including car rental agency.
 - VIII Nursery stock and garden supplies.
 - IX A public library.
 - X Bowling Alleys
 - XI and including all uses commonly found in large Community Shopping Centres.
 - (b) - I Curb service and drive-in services shall be permitted.
 - II All entrances and exits shall be approved by Council.

REGULATIONS

No person shall within a C.2 district use any land or erect or use any building or structure except for the following purposes:

- (a) Parking
Shall be as per section 3 s.s. (10) and shall be provided on the same lot or lots where buildings are situated.

- (b) All commercial buildings shall be constructed of brick or brick veneer or concrete block or solid masonry with or without steel construction.
YARDS: Shall conform to regulations set out in Section 11 s.s. 3.

SECTION 13 - GENERAL COMMERCIAL DISTRICT C.3 District

1. **GENERAL**
Except as hereinafter provided all buildings and structures erected or altered in a C.3 district, shall conform to the regulations of this section.

2. **PERMISSIBLE USES**
No person shall within any C.3 district use any land or erect any building or structure except for the following purposes:

- (a) Those permissible in a C.1 or C.2 district.
- (b) Wholesale or retail stores except for the following:
 - I Stores selling heavy machinery, factory equipment, coal and other fuels.
 - II Shops or places where used automobile parts are sold, unless such use is confined entirely within an enclosed building.
- (c) Builders supply store.
- (d) Second hand stores.
- (e) Gasoline filling or service station, public garage, sales or hire garage, private commercial garages, parking lot, motor vehicle repair shop Class "A".
- (f) Storage warehouse Class "A", service and repair shops, funeral parlours and funeral homes.
- (g) Places of amusement and assembly, hotels.

3. **REGULATIONS**
No person shall within any C.3 District, erect or use any building or structure unless the following regulations are complied with:

- (a) The maximum height of buildings shall be 18 metres.
- (b) No side yard or rear yard shall be required except those required for off street parking and loading.
 - I Side yard shall be 1.8 metres where adjoining any R. district.
 - II On corner lots the side yard adjacent to the side street shall be 3 metres.
 - III Front yards shall be as follows:
 - Area 1
Algonquin Avenue from City Limits to the North Bay By-Pass---6 metres.
 - Area 2
Lansdowne Avenue, Highland Road, Maplewood Avenue, Oakwood Avenue---6 metres.
 - Area 3
Highland Road, Park Avenue---6 metres.
 - ALL OTHER AREAS 10.5 METRES

- (c) No gasoline filling or service station shall be erected on lands having a frontage of less than 30 metres and a flankage or depth of less than 30 metres.
- (d) All commercial buildings shall be constructed of brick or brick veneer, or concrete block, or solid masonry with or without steel construction.

SECTION 14 - MARINA DISTRICT C.4

Except as hereinafter provided all buildings and structure erected or altered in a C.4 district shall conform to the regulations of this section.

- 1. A Marina shall consist of any or all of the following:
 - (a) A building for the retailing, servicing and repairing of all outboard or inboard motors.
 - (b) For the storing and retailing of gasoline and oils, parts and accessories for aircraft and watercraft.
 - (c) For the storing and retailing of all toys and equipment used in connection with marine recreation and hobbycraft.
 - (d) For the storing and retailing of live and other bait.
 - (e) For the storing and parking of aircraft, watercraft, automobile and boat trailers.
- 2.

REGULATIONS

 - (a) Minimum lot area 2325 square metres.
 - (b) Minimum front yard 15 metres.
 - (c) The maximum floor space index shall be 0.2.
 - (d) The maximum height of building shall be one storey and basement.
 - (e) The maximum height of accessory buildings shall be one storey.
 - (f) ONE parking space shall be provided for each storage space for aircraft and watercraft maintained.
 - (g) For the purpose of this section one parking space shall consist of an area 3 metres wide by 12 metres deep.
 - (h) All marina buildings shall be constructed of brick or brick veneer or concrete block, or solid masonry with or without steel construction.

SECTION 15 - LIGHT INDUSTRIAL DISTRICT M.1

Except as hereinafter provided, all buildings and structures erected or altered in a M.1 district shall conform to the regulations of this section.

- 1.

PERMISSIBLE USES

No person shall within any M.1 district use any land or erect or use any building or structure except for the following purposes:

- (a) Restaurant, service shop, bank, business office, builders supply yard Class "A", dry cleaning plant, gasoline filling or service station, laundries, contractors yard or shop Class "A", motor vehicle repair shop Class "B", public garages, repair shop, storage warehouse Class "A", machine shop, printing plant.

2.

REGULATIONS

No person shall within any M.1 district erect or use any building or structure unless the following regulations are complied with:

- (a) A maximum height of a building shall be 18 metres.
- (b) The minimum front yard shall be 15 metres.
- (c) The minimum side yard shall be 3 metres.
- (d) The minimum rear yards:
 - I Where the rear lot line abuts a roadway 15 metres.
 - II Where the rear lot line abuts a M.2 zone, nil.
 - III Where the rear lot line abuts a railway, nil.
 - IV Where the rear lot line abuts a C. zone 3 metres.
 - V Where the rear lot line abuts a R. zone 7.6 metres.
- (e) Lot Coverage:
Maximum 50 per cent.

SECTION 16 - INDUSTRIAL DISTRICT M.2

1.

GENERAL

Except as hereinafter provided, all buildings and structures erected or altered in a M.2 district shall conform to the regulations of this section.

2.

PERMISSIBLE USES

- I Subject to the provisions of paragraphs 2, 3 and 4 of this subsection which follows, any building or part thereof may be used for any industrial purposes including any uses mentioned in Section 15, subsection 1 (a).
- II No building in the Industrial Area or part thereof shall be used for human habitation except in the case of an essential watchman, and any dwelling erected for the sole use of such a watchman or other employee, whose residence on the premises is essential, together with such employee's family, shall conform to all the requirements for a dwelling in an "R.3" District.
- III No industrial building or part thereof shall be used for any purpose which from its nature or materials used therein, is, under The Public Health Act or regulations thereunder, declared to be a noxious trade, business or manufacture, and specifically, but without limiting the generality of the foregoing, none of the following trades, businesses or manufactures shall be carried on without the consent of the local Board of Health, as provided in Section 92 of the Public Health Act:
 - (a) Blood boiling
 - (b) Bone boiling
 - (c) Refining coal tar
 - (d) Extracting oil from fish
 - (e) Storing hides
 - (f) Soap boiling
 - (g) Fallow melting

- (h) Tripe boiling
- (i) Slaughtering animals
- (j) Tanning hides or skins
- (k) Manufacturing gas
- (l) Manufacturing glue
- (m) Manufacturing or storing of fertilizers from dead animals or from human or animal waste

IV No industrial building or part thereof shall be used for manufacturing or storing inflammable materials of manufacturing or processing any material which in the manufacturing or processing is inflammable without the consent of Council.

3.

REGULATIONS

- I Lot Coverage 50 per cent.
- II Yards
 - Front yard 15 metres
 - Side yards 3 metres
 - Rear yards as per Section 15 s.s. 2.

SECTION 17 - GREEN OPEN SPACE - District G

No person shall within any G. district use any lot or erect or use any building or structure for any purpose except one or more of the following G uses, namely:

- (a) A public park, playfield, playground including all accessory uses;
- (b) A golf course and ski club.

SECTION 18 - INSTITUTIONAL DISTRICT - I.N.

1. No person shall within any I.N. district use any land or erect or use any building or structure for any purpose except one or more of the following institutional uses namely:

- (a) Airports, cemeteries, hospitals, schools and religious institutions.
- (b) All federal, provincial, municipal buildings and accessory buildings.

2.

REGULATIONS

- (a) Lot Coverage 50 per cent.
- (b) Minimum yards, front, side and rear 7.6 metres.

SECTION 19 - SUMMER COTTAGE DISTRICT - S

1.

GENERAL

Summer cottage districts shall comprise of all lands within 152 metres of any lakeshore situated in a bush zone as delineated on the District map.

2.

PERMISSIBLE USES

- (a) Summer cottages
- (b) Summer residences
- (c) Private aircraft hangers

Accessory buildings to any of the above-mentioned uses.

3. REGULATIONS

Summer cottages, summer residences shall be used only for holidaying and for recreational purposes and not as permanent dwellings.

- (a) Minimum lakeshore frontage---30 metres
- (b) Minimum area 1395 square metres per habitable unit
- (c) Front and side and rear yards---as per R.1 districts

SECTION 20 - BUSH DISTRICT - B.

Except as hereinafter provided all buildings and structures erected or altered in a B. district shall conform to the regulations of this section.

1. PERMISSIBLE USES

- (a) Single family dwellings
- (b) Farming, forestry and processing of forestry products, hunting, fishing and trapping.
- (c) The production and transmission of hydro-electric power
- (d) Recreation
- (e) Pits and quarries

2. One dwelling may be erected on an individual holding provided that the holding is registered in the Registry Office or filed in the Land Titles Office at North Bay at the time of application for the building permit and the following regulations are complied with:

- (a) Yards

Front yard 10.5 metres	Side yard 3 metres
Rear yard 10.5 metres	
- (b) Minimum size ground floor area

1 storey-----	48 square metres
1½ storey-----	46.5 square metres
2 storey-----	46.5 square metres
- (c) Minimum frontage 36 metres

3. All farm buildings shall have the following yards:
Front, side and rear: 30 metres

4. No pits and/or quarries shall be opened in the Township of Widdifield without the consent of Council. For the purpose of this By-Law pits and/or quarries that are not assessed for business assessment at the time of the passing of this By-Law shall be deemed not to be pits and/or quarries.

5. In the N½ of the N' of Lot 14, Concession "A", Township of Widdifield, in addition to the permissible uses of the Bush Zone, the following use shall be permitted.

- (a) A Go-Kart Race Track.

REGULATIONS

1. Parking facilities for participants and spectators shall be provided within the property limits.

SECTION 21 - ADMINISTRATION

1. LICENSES
Nothing in this by-law shall operate to relieve any license, permission, permit, authority or approval required by this or any other by-law of Council.

2. PERMITS
The building inspector shall issue a permit for the erection, alteration, repair or change of occupancy of any building or structure, unless the location, proposed use, dimension of such building or structure are prohibited by this By-Law or amendments thereto.

3. No person shall change the existing use of any land, building or structure to a different class or kind of use unless and until he shall have first obtained from the Building Inspector a certificate of occupancy that the new use is in accordance with the provisions of this by-law.

4. APPLICATIONS
In addition to the requirements of the Building By-Law, every applicant for a building permit shall if required file with his application a plan drawn to scale that shows the true dimensions of the lot proposed to be built upon or otherwise developed, the proposed location and dimension of the building or structure in respect to which such permit is being applied for and the location on such lot of every existing building or structure, together with all information necessary to disclose the proposed use of each building or structure aforesaid and to determine whether or not such building or structure and the proposed use thereof conform with the requirements of this by-law.

5. ENFORCEMENT
In case any building or structure is erected, altered, occupied, converted or used, or land is occupied or used in violation of any of the provisions of this by-law, the Council shall institute or take any appropriate action or proceeding in law equity or otherwise to prevent, restrain, correct or abate such violation.

6. Any person convicted of a breach of the provisions of this By-Law shall forfeit and pay, at the discretion of the convicting magistrate, a penalty not exceeding the sum of three hundred (\$300.00) dollars for each offense, exclusive of costs, and the provisions of Section 482 (2) of the Municipal Act shall apply to the said penalty.

7. In addition to any other remedy provided and any penalty imposed under the next preceding section, any contravention of this by-law may be restrained, and any requirement of it may be enforced by action at the instance of the Council.

8. That By-law No. 1097 of the former Township of Widdifield is hereby repealed.

9. This By-law shall come into effect on the day it is passed by Council.

READ A FIRST TIME IN OPEN COUNCIL THIS 10th DAY OF December 1979 .
READ A SECOND TIME IN OPEN COUNCIL THIS 10th DAY OF December 19 79 .
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 10th DAY OF December 19 79.



