

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 96-71

BEING A BY-LAW TO AMEND BY-LAW NO. 1097
OF THE FORMER TOWNSHIP OF WIDDIFIELD PUR-
SUANT TO SECTION 30 OF THE PLANNING ACT,
R.S.O. 1960, AND AMENDMENTS THERETO.

WHEREAS upon the request of the property owner concerned and on the approval of the local Planning Board, the Council of The Corporation of the City of North Bay has agreed to amend By-law No. 1097 of the former Township of Widdifield which is now applicable to part of the City of North Bay, to provide for an alteration in the zone designation 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 which forms part of By-law No. 1097 of the former Township of Widdifield and designates part of Lot 16, Concession "C" previously within the said Township, and now in the City of North Bay as "Light Industrial District M.1", which part of said lot is shown outlined in red in Schedule "A" attached hereto and forming a part hereof, is amended to show said lands zoned as "Special Zone No. 6-71."
2. All buildings and structures erected or altered in said "Special Zone No. 6-71" shall conform to the uses and regulations hereinafter set forth:
 - (a) No person shall within said "Special Zone No. 6-71" use any land or erect or use any building or structure except as follows:

Permitted Uses

- | | | |
|-------|-----------------------|---|
| (i) | <u>Residential:</u> | Apartment |
| (ii) | <u>Business:</u> | Nil |
| (iii) | <u>Recreational:</u> | Parks, playgrounds, non-profit making organizations provided that the said use is located in a park or playground. |
| (iv) | <u>Institutional:</u> | Day nurseries, licensed under and operated in accordance with "The Day Nurseries Act, 1966", of the Province of Ontario, and Regulations made pursuant thereto within premises especially constructed for the purposes of the said nursery. |
| (v) | <u>Public:</u> | As set out in Schedule "B" attached to and forming part of this by-law. |

- (b) The uses permitted by paragraph (a) of this section shall be governed by the following Regulations:

Regulations:

In said "Special Zone No. 6-71" no building, structure, or land shall be used and no building or structure shall be hereafter erected or altered, except in accordance with the following regulations:

(i) Density Regulations:

Dwelling Type	Max Gross Floor Area % of Lot area	Min. Lot Frontage in feet	Minimum Floor Area per Dwelling Unit in Square Feet
Apartment	100 %	100 feet	Bachelor 350 1-Bedroom 550 2-Bedroom 675 3-Bedroom 800 4-Bedroom 900

(ii) Setbacks on streets:

The setback from Trout Lake Road (Highway No. 63) shall be a minimum of fifty (50) feet. The setback from all other streets shall be a minimum of thirty-five (35) feet.

(iii) Side Yard:

The minimum width shall be one-half the height of the building but not less than twenty (20) feet.

(iv) Height of buildings;

The maximum height of the main building shall be seven (7) stories exclusive of any roof structure that is used only for the mechanical operation of the building. The maximum height of accessory buildings shall be one (1) storey with a maximum wall height of eight (8) feet.

(v) Parking Requirements:

One and one quarter (1 1/4) parking spaces shall be provided for each dwelling unit.

3. All buildings and structures erected or altered in said "Special Zone No. 6-71" shall conform in all respects with said by-law No. 1097 except as the said by-law and the said "District Plan" are hereby expressly varied.
4. This By-law shall come into full force and effect upon the final passing thereof subject to the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 16TH DAY OF AUGUST, 1971.

READ A SECOND TIME IN OPEN COUNCIL THIS 16TH DAY OF AUGUST, 1971.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 16TH DAY OF AUGUST, 1971.

.....
MAYOR

.....
CITY CLERK

THIS IS SCHEDULE "B" TO BY-LAW NO. 96-71 OF THE CORPORATION OF THE CITY OF NORTH BAY

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PUBLIC USES PERMITTED:

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the City of North Bay or by any local Board thereof as defined by the Department of Municipal Affairs Act, Chapter 98, R.S.O. 1960, any department of the Government of Ontario or Canada, including the Hydro-Electric Power Commission of Ontario provided that;

The lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure, is located, shall be complied with.

No goods, material or equipment shall be stored in the open in a Residential Zone.

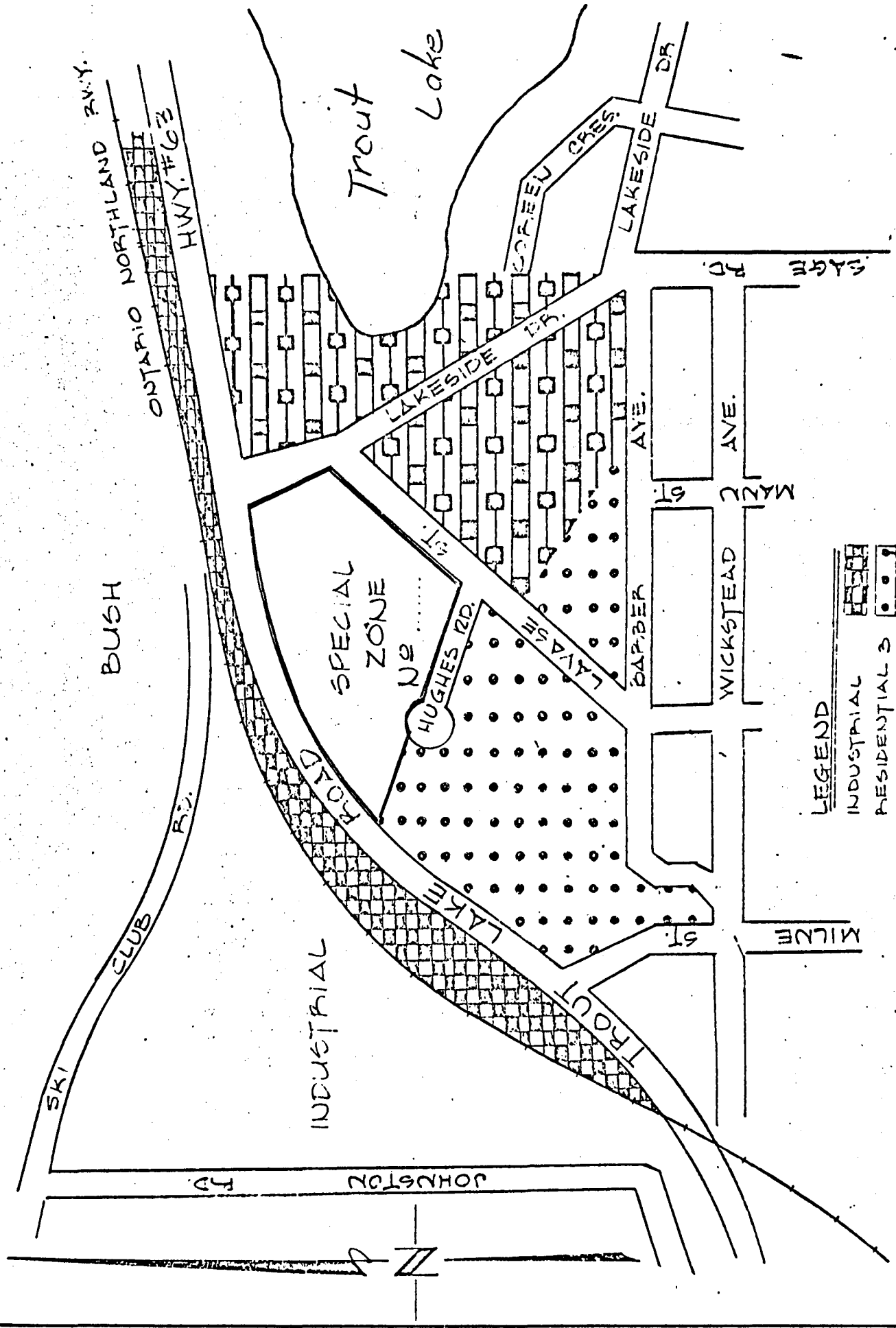
Any building erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with residential building of the type permitted in the zone.

Where a lot is used under the provisions of this subsection in a Residential Zone, the land not used for buildings shall be treated in a manner that is in general harmony with the surrounding Residential properties.

CITY OF NORTH BAY

Shedule "A"

DWN	EC	SCALE
CHK	POD	DATE JULY/77



LEGEND

INDUSTRIAL	[Cross-hatch pattern]
RESIDENTIAL	[Circle pattern]
INSTITUTIONAL	[Rectangle pattern]



R. 7148

ONTARIO

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 96-71

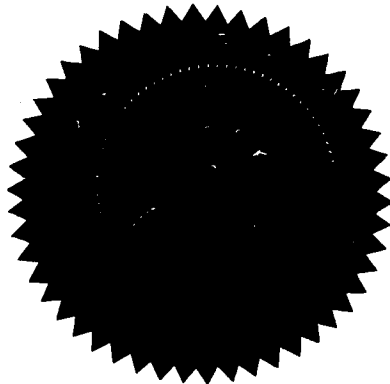
B E F O R E:

J. A. KENNEDY, Q.C.)
Chairman)
- and -)
A. H. ARRELL, Q.C.)
Vice-Chairman)

THURSDAY, the 18th day of
NOVEMBER, 1971

UPON THE APPLICATION of The Corporation of the City
of North Bay, upon consideration of the material filed, and
it appearing that notice of application has been given as
directed by the Board and that no objections to approval
have been received by the clerk of the applicant corporation
as appears by affidavit filed;

THE BOARD ORDERS, under and in pursuance of the
legislation hereinbefore referred to, and of any and all
other powers vested in the Board, that By-law 96-71
passed the 16th day of August, 1971, be and the same is
hereby approved.



W. Fraser

ACTING SECRETARY

ENTERED
O. B. No. <i>R12</i>
Folio No. <i>145</i>
NOV 30 1971
<i>W. Anderson</i>
SECRETARY, ONTARIO MUNICIPAL BOARD