

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 24-80

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.C. 1970, CHAPTER 349, 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 a change in the zone designation as shown on the District Map which forms part of said By-law No. 1097;

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 said By-law No. 1097 is amended by changing the zoning designation of the land shown on that part of said Zoning Map set out in Schedule "A" attached hereto and forming part hereof, being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 and Blocks A, B and C, and Parcel 4312 W & F from "Bush District (B)" to "Residential First Density Special Zone 3-80 (RIS 3-80)", all as shown on Schedule "B" attached hereto and forming part hereof.
2. "RESIDENTIAL FIRST DENSITY SPECIAL ZONE 3-80 (RIS 3-80)"
  - (1) No land shall be used and no building or structure shall be erected or used or cause to be erected or used in such "Residential First Density Special Zone 3-80 (RIS 3-80)" unless it is for one of the following uses:
    - a) Residential  
Single Family detached dwellings;
    - b) Business  
Office use when part of the practitioner's own home;
    - c) Recreational  
Parks, playgrounds, non-profit making organizations provided that the said use is located in a park or playground;

d) 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);

(2) Regulations of use in this "Residential First Density Special Zone 3-80 (R1S 3-80) are as set forth in this sub-section and the following Table (a):

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TABLE (a)

DWELLING TYPE	MIN. LOT AREA PER DWELLING UNIT IN SQUARE METRES	MIN. LOT FRONTAGE IN METRES	MIN. FLOOR AREA PER DWELLING UNIT IN SQUARE METRES	MAXIMUM LOT COVERAGE
Single-Family Detached	558	18	1 storey and split level; 79 1 1/2 storey 102 2 storey 102	25%

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b) Minimum Front Yard Depth is Seven and Six-Tenths (7.6) metres

c) Minimum Side Yard Depths are:

- (i) One and two-tenths (1.2) metres for one (1) storey building and an additional six-tenths (.6) metres for each additional storey or part thereof;
- (ii) 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 three (3) metres.
- (iii) The width of an exterior side yard shall not be less than three (3) metres except in the case of a corner lot, no garage shall be located closer than six (6) metres to the street line, and no portion of any driveway shall be located

closer than nine (9) metres 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.

- (d) Minimum Rear Yard Depth shall be ten and five-tenths (10.5) metres, except in the case of a corner lot, where the rear yard shall be not less than seven and six-tenths (7.6) metres.
3. All buildings and structures erected or altered in such "Residential First Density Special Zone 3-80 (R1S 3-80)", hereby established shall conform to all other applicable provisions of By-law No. 1097 except as hereby expressly varied.
4. 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 FEBRUARY, 1980.

READ A SECOND TIME IN OPEN COUNCIL THIS 19th DAY OF February ,1980.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 19th DAY OF February ,1980.



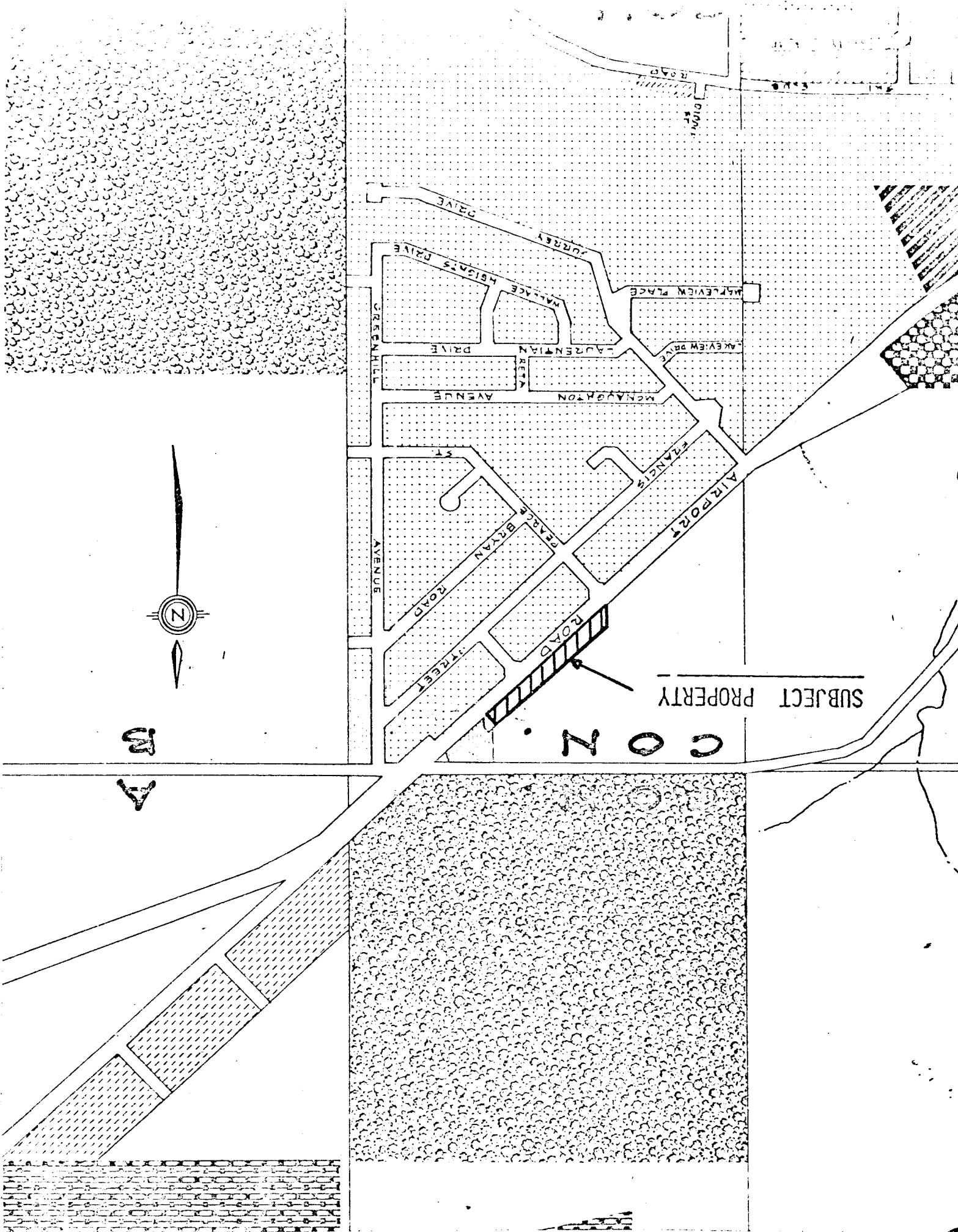
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MAYOR



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CITY CLERK



A  
B

SUBJECT PROPERTY

CON.

This is Schedule " A "

To By-Law No. 24-80

Passed the 19th day of February

19 80.

CITY CLERK

MAYOR

*[Handwritten Signature]*

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CON.

This is Schedule " B "

To By-law No. 24-80

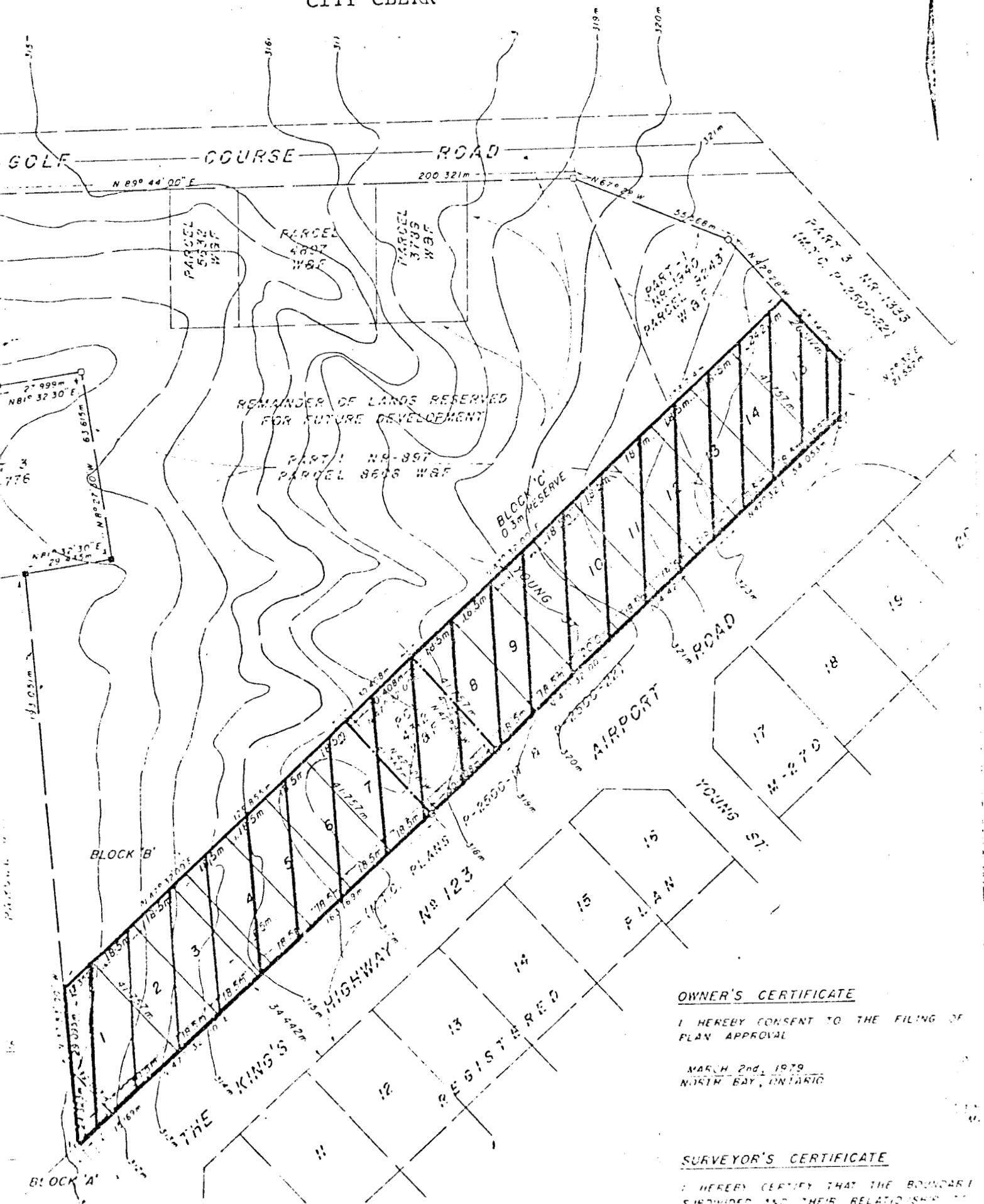
Passed the 19th day of February

1980 .

MAYOR

*A.B. Burton*

CITY CLERK



OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF  
PLAN APPROVAL

MARCH 2nd, 1979  
NORTH BAY, ONTARIO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY  
SHOWN AND THEIR RELATIONSHIP  
AND CORRECTLY SHOWN

1979  
ONTARIO

LEGEND



FROM "BUSH" TO "RESIDENTIAL FIRST DENSITY

SPECIAL ZONE 3-80 (R.1SP 3-80)"