

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 32-70

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

WHEREAS upon the request of the property owners 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 which is now applicable to part of the City of North Bay, to provide for an alteration in zone designation as shown on the District Map which forms part of the said By-law, and to create a special zone therein;

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 23, Concession "A" in the City of North Bay as "Bush District - B" which lands are more particularly described in Schedule "A" attached hereto, and further shown on the plan hereto attached and marked Schedule "B", is amended to show the said lands zoned as "R3 Multiple Family District Special 1-70."

2. For the purposes of this By-law all buildings and structures erected or altered in a "R3 Multiple Family District Special 1-70" shall conform to the uses and regulations hereinafter set forth:

(a) Permissible Uses: R3 Multiple Family District Special 1-70

No person shall within the "R3 Multiple Family District Special 1-70" established by this By-law use any land or structure except for residences for retarded persons.

(b) Regulations: R3 Multiple Family District Special 1-70

- (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 (1) story with a maximum wall height of eight (8) feet;
- (iv) One parking space shall be provided for each dwelling unit and shall not include the driveway, which shall be kept clear at all times;
- (v) Minimum yards:
 

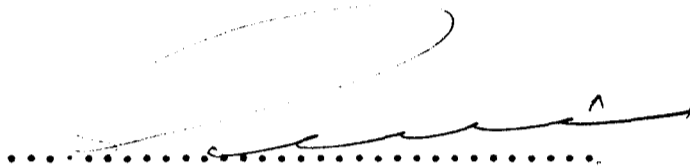
Front yard:	Twenty (20) feet;
Rear yard:	Twenty-five (25) feet;
Side yards:	Shall be one-half ( $\frac{1}{2}$ ) the height of the building and in no case less than fifteen (15) feet;
- (vi) Minimum green open space (excluding driveway or parking area) shall be twenty-five (25) per-cent of the lot area.

3. All buildings and structures erected or altered in the "R3 Multiple Family District Special 1-70" hereby established shall conform to all other applicable provisions of said By-law No. 1097 except as 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 9TH DAY OF MARCH, 1970.

READ A SECOND TIME IN OPEN COUNCIL THIS 9TH DAY OF MARCH, 1970.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 9TH DAY OF MARCH, 1970.

  
.....  
MAYOR

  
.....  
CITY CLERK

SCHEDULE "A"

TO BY-LAW NO. 32-70

PROPERTY DESCRIPTION

Part of Lot 23 Concession "A" (former Township of Widdifield)

BEGINNING at a point being the South-east corner of Lot 23 Concession "A";

THENCE Northerly along the line between Lots 22 and 23 a distance of 1044.2 feet;

THENCE Westerly and parallel to the line between Concessions "A" and "B" a distance of 33 feet to a point of commencement;

THENCE Westerly a distance of 221.0 feet;

THENCE Southerly a distance of 139.0 feet;

THENCE Westerly and parallel to the line between Concessions "A" and "B" a distance of 821.10 feet;

... THENCE Northerly a distance of 418.0 feet; .....

THENCE Easterly and parallel to the line between Concessions "A" and "B" a distance of 712.10 feet;

THENCE Southerly a distance of 134.0 feet;

THENCE Easterly and parallel to the line between Concessions "A" and "B" a distance of 109.0 feet;

THENCE Southerly a distance of 80.0 feet;

THENCE Easterly and parallel to the line between Concessions "A" and "B" a distance of 221.0 feet;

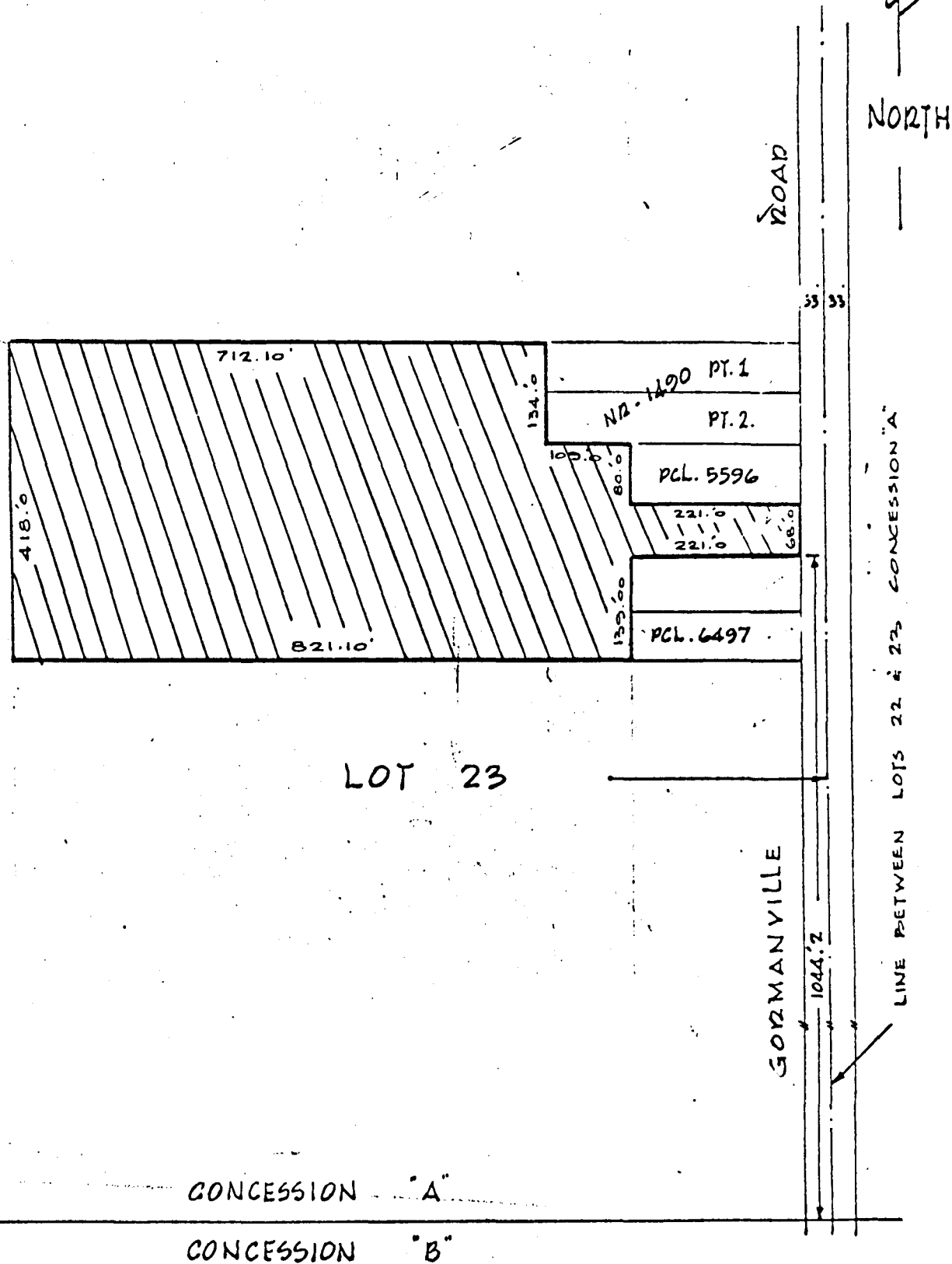
THENCE Southerly along the Westerly limit of Gormanville Road a distance of 68.0 feet to the point of commencement.

# PLAN SHOWING PART OF LOT 23 CONCESSION "A"

(FORMER TOWNSHIP OF WIDDIFIELD)

TO BE REZONED FROM BUSH DISTRICT TO R-3 MULTIPLE FAMILY DISTRICT

## SCHEDULE "B"



CORPORATION CITY OF NORTH BAY - ONTARIO		
SCHEDULE "B"		
DRWN H.D.	SCALE 1"=200'	DWG.
CHKD J.F.B.	DATE FEB 70	



ONTARIO

ONTARIO MUNICIPAL BOARD

R.2281-70

IN THE MATTER OF Section 30  
of The Planning Act, (R.S.O.  
1960, c. 296)

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of North Bay for approval of  
its Restricted Area By-law 32-70

B E F O R E :

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

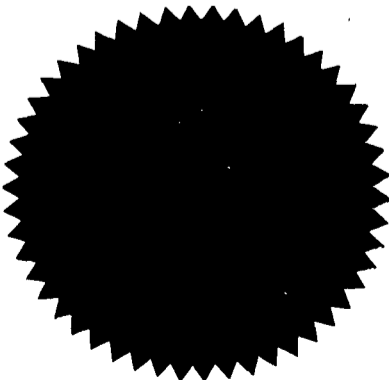
- and -

A. VAN EVERY, Q.C.  
Member

MONDAY, the 27th day  
of APRIL, 1970

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 32-70  
passed on the 9th day of March, 1970, be and the same is  
hereby approved.



SECRETARY

ENTERED	
O. B. No. ....	K 3
File No. ....	270
APR 29 1970	
Secretary, Ontario Municipal Board	