

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 56-78

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 hereby amended by changing the Zoning Designation of the lands shown on Schedule "A" attached hereto and forming part hereof from "Bush District "B" to "Residential Third Density Special Zone 8-78 (R3S 8-78)" on the property more particularly described as Parcels 6737, 12582, and 11001 W&F, Part of Lot 18, Concession "B" in the former Township of Widdifield as shown on Schedule "B" attached hereto and forming part hereof.
2. For the purpose of this By-law the following definitions will apply:
 - (a) DWELLING, DUPLEX shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly or through a common vestibule;
 - (b) DWELLING, SEMI-DETACHED shall mean a building that is divided vertically into two dwelling units, each of which has an independent entrance either directly or through a common vestibule;
 - (c) DWELLING, SINGLE-FAMILY DETACHED shall mean a completely detached dwelling unit;

(d) 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 to a line joining the intersections of the distance between the side lot lines measured on a straight line twenty feet (20') back from and parallel to a line joining the intersection of the side lot lines with the front lot line.

3. For the purposes of this By-law, all buildings or structures erected or altered, and the use of land in such a "Residential Third Density Special Zone 8-78 (R3S 8-78)" hereby established shall conform to the Uses and Regulations hereinafter set forth:

(1) Permissible Uses:

(a) Residential:

Single family detached, semi-detached and duplex 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, R.S.O. 1970 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:

(a)

| DWELLING TYPE | MIN. LOT AREA PER DWELLING UNIT IN SQUARE FEET | MIN. LOT FRONTAGE IN FEET | MIN. FLOOR AREA PER DWELLING UNIT IN SQ. FEET | MAXIMUM LOT COVERAGE |
|------------------------|--|--|--|----------------------|
| Single Family Detached | 4,500 | 45 per Dwelling Unit | 1 Storey & Split level: 850 1-1½ Storeys: 1,100 2 Storeys: 1,100 | 30% |
| Semi-Detached | 3,000 4,000 if Corner Lot | 30 per Dwelling 40 per D.U. if Corner Lot | 1 Storey & Split Level 850 1-1½ Storeys: 1,100 | 35% |
| Duplex | 3,000 | 30 per Dwelling Unit | 580 | 35% |

(b) Minimum Front Yard Depth: Twenty feet (20').

(c) Minimum Side Yard Depth:

Four feet (4') for one (1) storey building 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 carport or other provision for off-street parking on the same lot, one side yard shall have a minimum width of ten feet (10').

(cont'd)

(c) - Continued

The width of an exterior side yard shall not be less than ten feet (10') except 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.

The width of a side yard on the side of a lot abutting a one-foot reserve shall not be less than twenty feet (20')

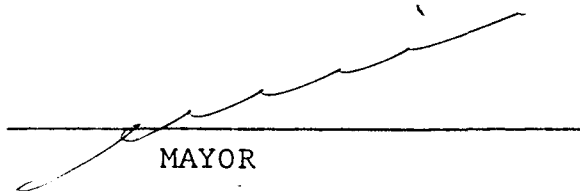
(d) Minimum Rear Yard Depth

Thirth-five feet (35') except in the case of a corner lot where the rear yard shall be not less than twenty-five (25) feet.

4. All buildings and structures erected or altered in the zones hereby established shall conform to all other applicable provisions of Zoning By-law No. 1097 of the former Township of Widdifield, except as hereby expressly varied.

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.

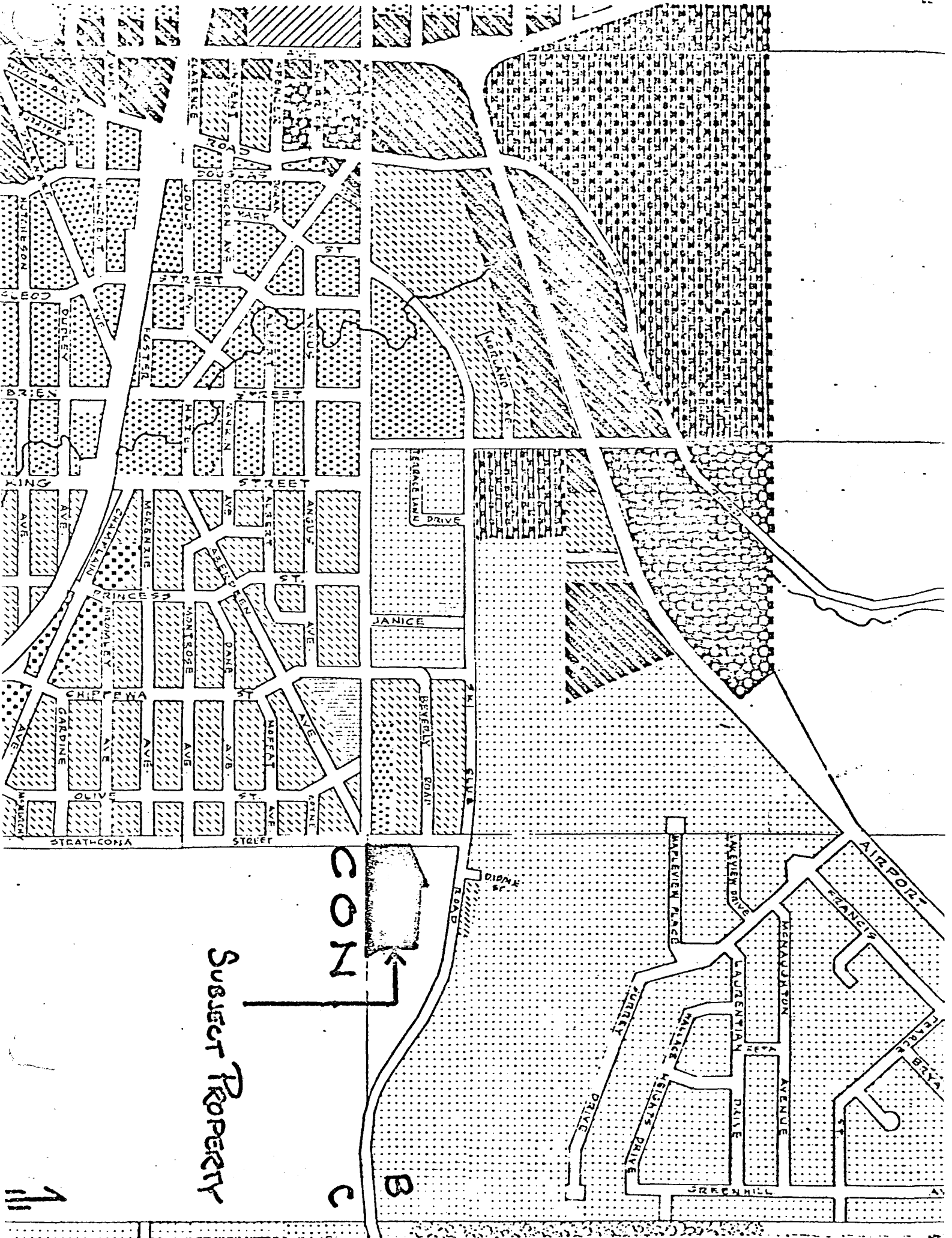
READ A FIRST TIME IN OPEN COUNCIL THIS 3RD DAY OF APRIL 1978
READ A SECOND TIME IN OPEN COUNCIL THIS 17TH DAY OF APRIL 1978
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND
PASSED THIS 17TH DAY OF APRIL 1978.


MAYOR


CITY CLERK

Schedule "A" of By-law No

56-78



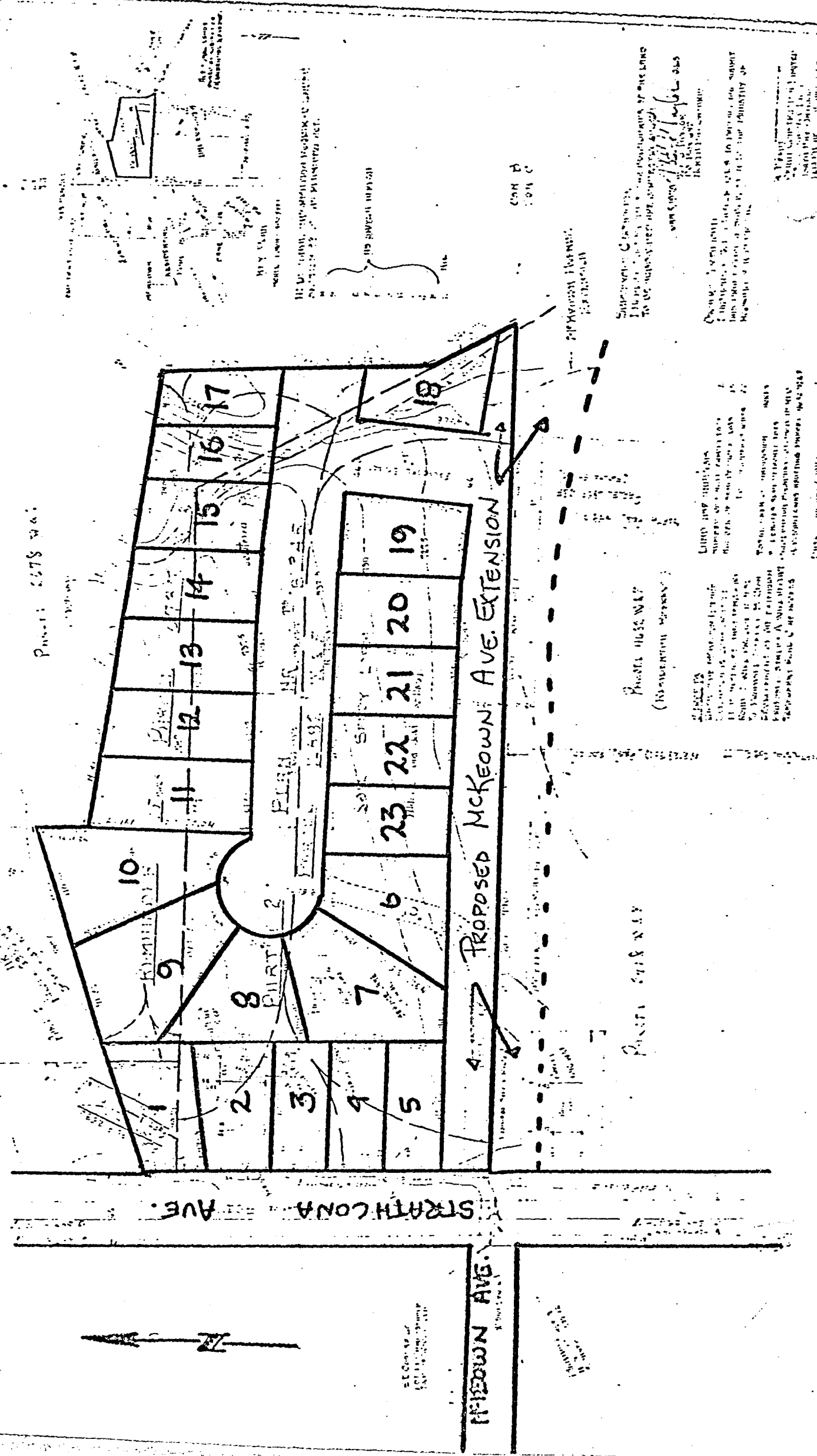
SUBJECT PROPERTY

CON

B
C

Schedule "B" of By-law No

56-78



City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2



100 Queen Street West
 Toronto, Ontario M5H 2M2

100 Queen Street West
 Toronto, Ontario M5H 2M2

100 Queen Street West
 Toronto, Ontario M5H 2M2

100 Queen Street West
 Toronto, Ontario M5H 2M2

City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2

City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2

City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2

City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2

City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2

City of Toronto
 Department of Planning
 100 Queen Street West
 Toronto, Ontario M5H 2M2



R 781564

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 56-78**

B E F O R E :

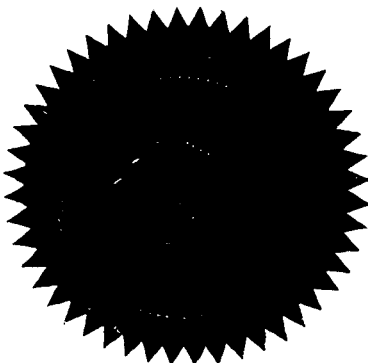
**J.A. WHEELER,
Member**

|
|
|

**Wednesday, the 27th day
of August, 1980**

THIS APPLICATION having come on for public hearing on the 27th day of August, 1979 at the City of North Bay and after the hearing of the application the council of the applicant corporation having an opportunity to consider certain amendments to the said by-law and the said council having on the 17th day of September, 1979 passed By-law 176-79 amending By-law 56-78 and incorporating certain recommendations of the Board and having caused a certified copy thereof to be filed and the Board having dispensed with notice and hearing in respect of By-law 176-79;

THE BOARD ORDERS that By-law 56-78 as amended by By-law 176-79 is hereby approved.



SECRETARY

[Handwritten signature]

| |
|--------------------------------|
| ENTERED |
| G. B. No. <i>878-9</i> |
| File No. <i>394</i> |
| SEP 2 1980 |
| <i>[Handwritten signature]</i> |