



R 751009

ONTARIO

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),

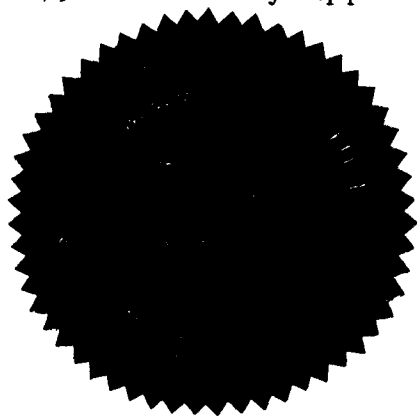
- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of North Bay for approval of its  
Restricted Area By-law 30-75

B E F O R E :	)	
A. H. ARRELL, Q.C.,	)	
Vice-Chairman	)	Tuesday, the 9th day
- and -	)	of December, 1975
A. L. McCRAE,	)	
Vice-Chairman	)	

No objections to approval of By-law 30-75 having been received and 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 8th day of September, 1975 passed By-law 96-75 amending By-law 30-75 such by-law incorporating certain recommendations of the Board and it appearing that notice of application for approval of By-law 96-75 has been given as directed by the Board and that no objections to approval have been received as appears by material filed;

THE BOARD ORDERS that By-law 30-75 as amended by By-law 96-75 are hereby approved.



K. C. ANDREWS  
SECRETARY

ENTERED
O. B. No. R. 75-4
Folio No. 180
DEC 12 1975
SECRETARY, ONTARIO MUNICIPAL BOARD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 96-75

BEING A BY-LAW TO AMEND BY-LAW NO. 30-75  
WHICH AMENDED 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 it is considered advisable to amend By-law No. 30-75 amending By-law No. 1097 of the former Township of Widdifield to provide for a clarification of the properties affected, and to provide for an alteration in the zoning designation and the governing regulations.

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 as amended by By-law No. 30-75 is hereby amended by showing the corrected road alignment as approved under Section 33 of The Planning Act R.S.O. 1970 and amendments thereto and registered by Plan M-461 as shown on Schedule "A" attached hereto and forming part hereof, and by changing the zoning designation as shown on Schedule "A" attached hereto and forming part hereof from "R2 Special" to "Residential Third Density Special Zone 10-75 (R3 Special 10-75)" on the properties more particularly described as being Lot 1 and Lot 2 of Plan M-476 as shown on Schedule "B" attached hereto and forming part hereof.

2. For the purposes of this By-law, the Zoning designation of "R-2 Special" referred to in Sections 1 and 2 of By-law No. 30-75 shall be re-designated as "Residential Third Density Special Zone 10-75 (R3 Special 10-75)".

3. For the purposes of this By-law, all buildings and structures, erected or altered, and the use of land in such "Residential Third Density Special Zone 10-75 (R3 Special 10-75)" shall conform to the uses and regulations hereinafter set forth:

a) Permissible Uses:

Residential - Single family detached dwellings  
- Semi-detached dwellings  
- Duplex dwellings

Commercial - A business office use when part of the practitioner's home

b) Regulations:

DWELLING TYPE	MINIMUM LOT AREA PER DWELLING UNIT IN SQUARE FEET	MINIMUM LOT FRONTAGE PER DWELLING UNIT	MINIMUM FLOOR AREA PER DWELLING UNIT IN SQUARE FEET	MAXIMUM LOT COVERAGE
Single family detached	4,500	45	1 Storey & Split Level 850	30%
Semi-Detached	3,000	30	1½ Storey 1,100	35%
Semi-Detached on Corner Lot	4,000	40	2 Storey 1,100	35%
Duplex	3,000	30	850	35%

4. All buildings erected or altered in the "Residential Third Density Special Zone 10-75 (R3 Special 10-75)" hereby established shall conform to all other applicable provisions of said By-law No. 1097, except as hereby expressly varied.

5. 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 25TH DAY OF AUGUST, 1975.

READ A SECOND TIME IN OPEN COUNCIL THIS 8TH DAY OF SEPTEMBER, 1975.

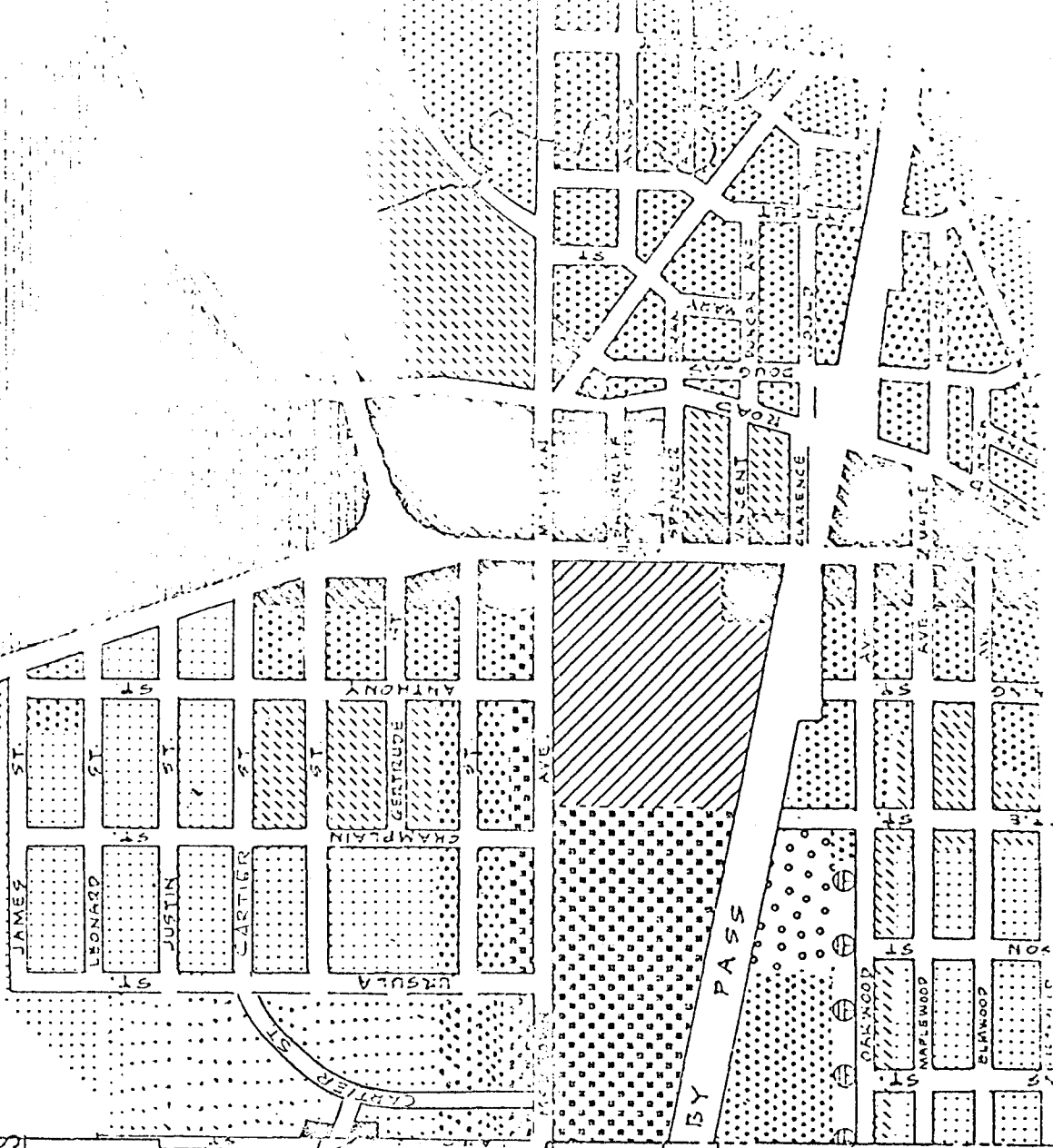
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 8TH DAY OF SEPTEMBER, 1975.

.....  
MAYOR

.....  
CITY CLERK

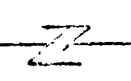
MODULE A  
To By-Law No. 96-75

SUBJECT PROPERTIES



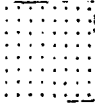
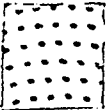
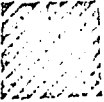


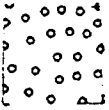
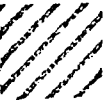



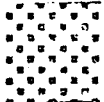

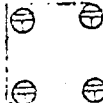


NORTH  
BAY

BY  
PASS

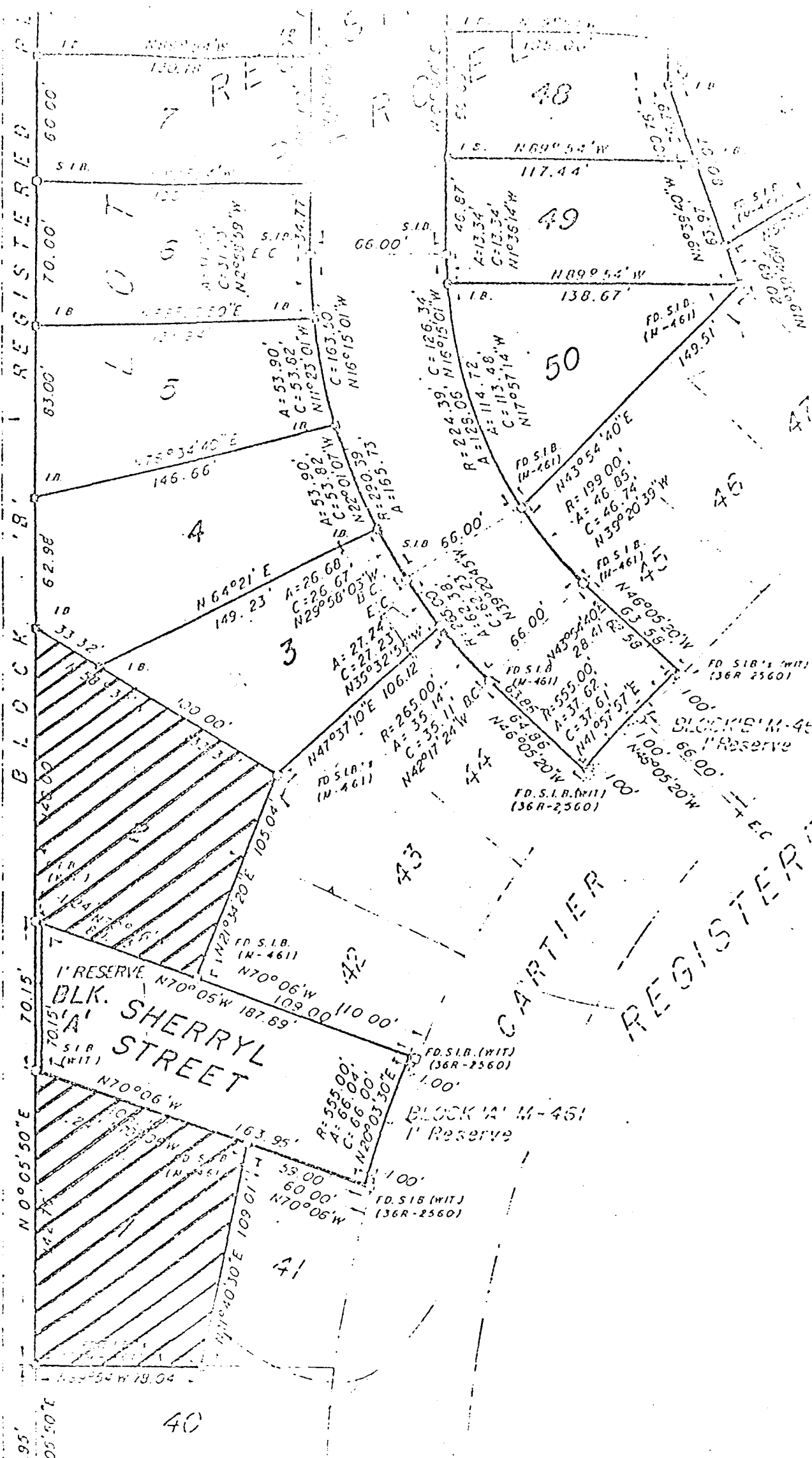


# DISTRICT MAP.

LEGEND. BY-LAW N° 1097

RESIDENTIAL	1.		RESIDENTIAL	5		GENERAL COMMERCIAL		INSTITUTIONAL	
RESIDENTIAL	2		TRAILER CAMP			MARINA COMMERCIAL		OPEN SPACE	
RESIDENTIAL	3		LOCAL SHOPPING CENTRE			LIGHT INDUSTRIAL		BUSH	
RESIDENTIAL	4.		COMMUNITY SHOPPING CENTRE			MANUFACTURING			

LOT



Schedule "B" of By-law No

96-75

SOUTHWEST CORNER  
LOT 21, CON 'B'

CONCESSION