

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 86-76

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 First Density Special Zone 11-76 (R1S 11-76)", "Residential Second Density Special Zone 11-76 (R2S 11-76)", and "Residential Third Density Special Zone 11-76 (R3S 11-76)" on the property more particularly described as Part of Lot 18, Conc. C 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, the lot frontage shall be the minimum distance between the side lot lines measured on a straight line twenty (20) feet back from and parallel to a line joining the intersections 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 "Residential First Density Special Zone 11-76 (R1S 11-76)", "Residential Second Density Special Zone 11-76 (R2S 11-76)" and "Residential Third Density Special Zone 11-76 (R3S 11-76)" hereby established shall conform to the Uses and Regulations set forth in Schedule "C" attached hereto and forming part hereof.

- 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 5TH DAY OF JULY 1976.

READ A SECOND TIME IN OPEN COUNCIL THIS 19TH DAY OF JULY 1976.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 19TH DAY OF JULY 1976.

.....  
MAYOR

.....  
DEPUTY CITY CLERK

b) Front Yard:

Minimum of twenty (20) feet.

c) Rear Yard:

Minimum of thirty-five (35) feet, except in the case of a corner lot where the Rear Yard shall be not less than twenty-five (25) feet;

d) Side Yard:

Minimum of four (4) feet for a one-storey dwelling and an additional two (2) feet for each additional storey or part thereof;

On every lot other than a corner lot where there is no attached garage or car-port, or other provision for off-street parking on the same lot, one side yard shall have a minimum width of ten (10) feet;

In the case of a corner lot, no garage shall be located closer than twenty (20) feet to the street line and no portion of any driveway shall be located closer than thirty (30) feet 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 with another street line or its projection;

The minimum side yard width on the side of a lot abutting a one-foot reserve shall be twenty (20) feet.

C. "RESIDENTIAL THIRD DENSITY SPECIAL ZONE (R3S 11-76)"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 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:

a)

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

b) Minimum Front Yard Depth

Twenty (20) feet

c) Minimum Side Yard Depth

Four (4) feet for one (1) Storey building and an additional two (2) feet for each additional storey or part thereof;

On every lot other than a corner lot where there is no attached garage or car-port or other provision for off-street parking on the same lot, one side yard shall have a minimum width of ten (10) feet;

The width of an exterior side yard shall not be less than ten (10) feet except, in the case of a corner lot, no garage shall be located closer than twenty (20) feet to the street line and no portion of any driveway shall be located closer than thirty (30) feet 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.

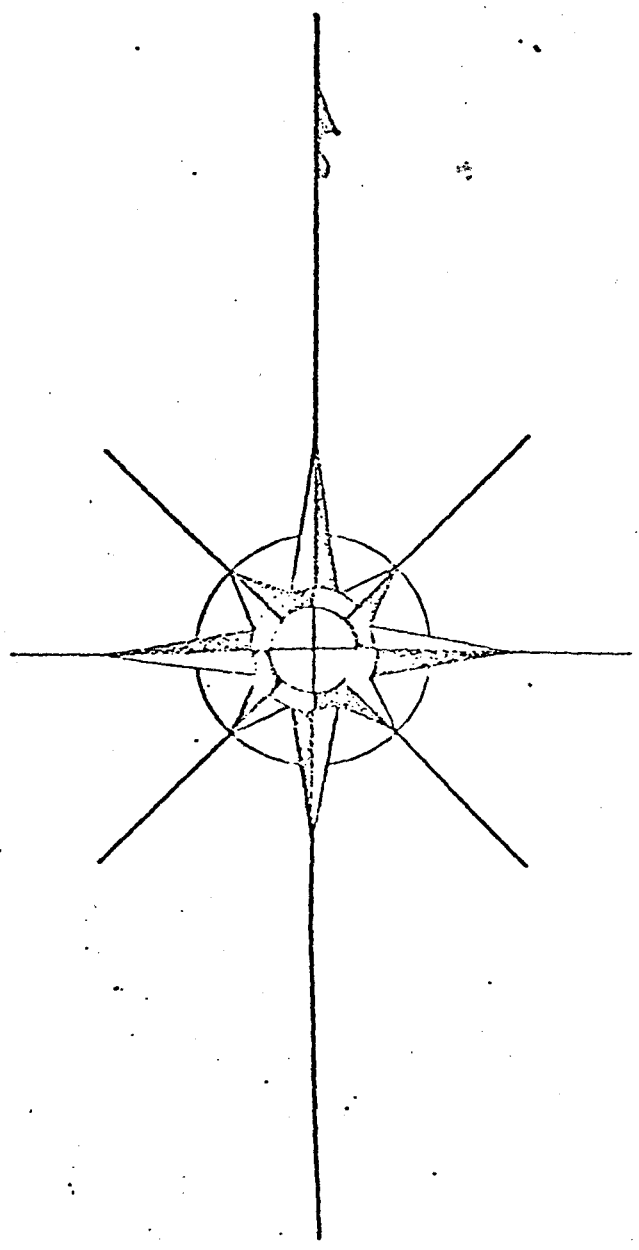
The width of a side yard on the side of a lot abutting a one-foot reserve shall not be less than twenty (20) feet.

d) Minimum Rear Yard Depth

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

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Subject Property:

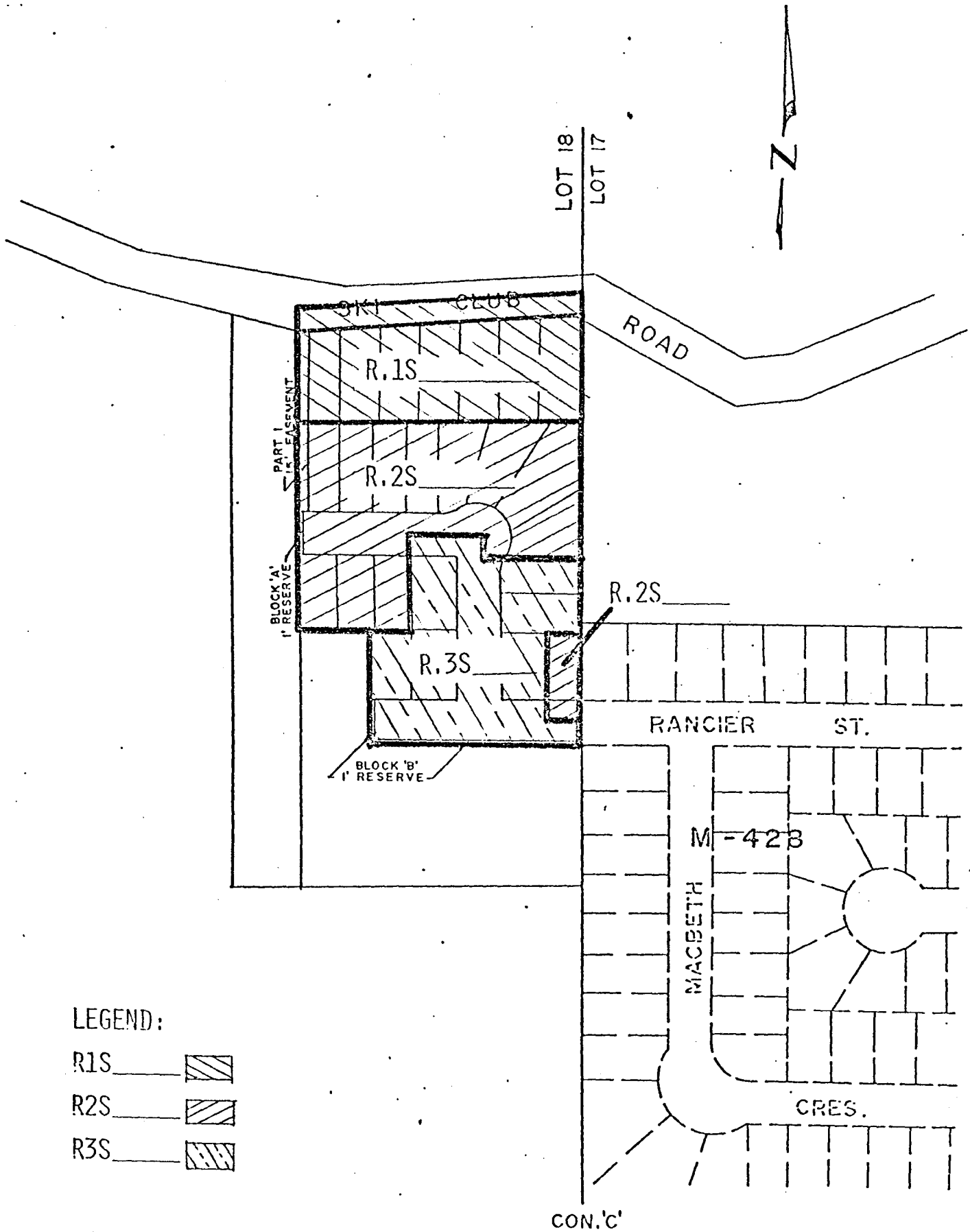


NORTH BAY CITY LIMIT




Schedule "A" of By-law No

# Schedule "B" of By-law No

86-76



## LEGEND:

- R1S 
- R2S 
- R3S 

PART OF LOT 18 CON.'C' CITY OF NORTH BAY  
formerly the township of Widdifield

SCHEDULE "C" TO BY-LAW NO. 86-76

- 1) All buildings, structures or uses of land within the area governed by By-law No. 86-76 shall conform to the Permitted Uses and Regulations for each Zone Designation as set out in this Schedule.

A. "RESIDENTIAL FIRST DENSITY SPECIAL ZONE (R1S 11-76)"1) Permissible 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:a) Single Family Detached Dwelling:

Min. Lot Area	Min. Lot Frontage	Min. Floor Area	Max. Lot Coverage
6,000 square feet	60 Feet	1 Storey and Split Level - 1,000 sq. feet	30%
		1-1/2 Storey 1,300 sq. feet	
		2-Storey - 1,400 sq. feet	

b) Front Yard:

Minimum of twenty (20) feet.

c) Rear Yard:

Minimum of thirty-five (35) feet, except in the case of a corner lot where the Rear Yard shall be not less than twenty-five (25) feet.

d) Side Yard:

Minimum of four (4) feet for a one-storey dwelling and an additional two (2) feet for each additional storey or part thereof;

On every lot other than a corner lot where there is no attached garage or car-port, or other provision for off-street parking on the same lot, one side yard shall have a minimum width of ten (10) feet;

An exterior side yard of a corner lot shall be not less than ten (10) feet;

In the case of a corner lot, no garage shall be located closer than twenty (20) feet to the street line and no portion of any driveway shall be located closer than thirty (30) feet 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 with another street line or its projection;

The minimum side yard width on the side of a lot abutting a one-foot reserve shall be twenty (20) feet.

B) "RESIDENTIAL SECOND DENSITY SPECIAL ZONE (R2S 11-76)"

1) Permissible 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:

a) Single Family Detached Dwelling:

MIN. LOT AREA	MIN. LOT FRONTAGE	MIN. FLOOR AREA	MAX. LOT COVERAGE
5,000 Sq. Ft.	50 Feet	1,000 Square Feet	30%





R 762145

Ontario Municipal Board

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

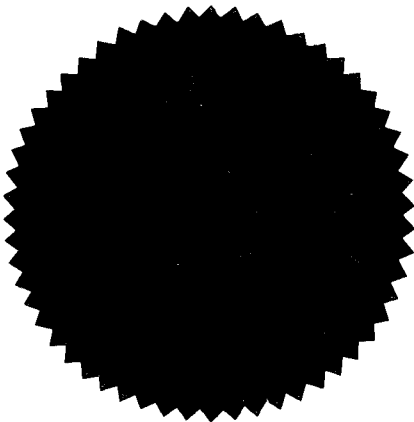
- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of North Bay for approval of its  
Restricted Area By-law 86-76

B E F O R E :	)	
	)	Wednesday, the 1st day
D. S. COLEBOURNE,	)	of June, 1977
Member	)	

THIS APPLICATION coming on for public hearing this day  
at the City of North Bay and after the hearing of the  
application;

THE BOARD ORDERS that By-law 86-76 is hereby approved.



SECRETARY

ENTERED
O. B. No. <u>R-76-7</u>
Folio No. <u>20</u>
JUN 24 1977
SECRETARY, ONTARIO MUNICIPAL BOARD