



R 751674

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 84-75

B E F O R E :)	
H. H. LANCASTER,)	
Member)	Tuesday, the 15th day
- and -)	of June, 1976
C. G. CHARRON, Q.C.,)	
Member)	

THIS APPLICATION having come on for public hearing on the 25th day of March, 1976 at the City of North Bay and after the hearing of the application the Board having reserved its decision in order to give the council of the applicant corporation an opportunity to consider certain amendments to the said by-law and the said council having on the 7th day of June, 1976 passed By-law 77-76 amending By-law 84-75 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 77-76;

THE BOARD ORDERS that By-law 84-75 as amended by By-law 77-76 is hereby approved.

K. C. ANDREWS
SECRETARY

ENTERED
O. B. No. <i>B.75-5</i>
Folio No. <i>289</i>
JUN 30 1976
<i>K.C. Andrews</i>
SECRETARY, ONTARIO MUNICIPAL BOARD

84-75

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 84-75

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 the 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 as shown on Schedule "A" attached hereto and forming part hereof, from "Bush District (B)" to "Residential Second Density Special Zone 6-75 (R2S 6-75)" and Residential Third Density Special Zone 6-75 (R3S 6-75)" on the property more particularly described as Part of the East half of Lot 18 Conc. C., and as shown on Schedule "B" attached hereto and forming part hereof.

2. For the purpose of this by-law, the following definition will replace Definition No. 30 in By-law No. 1097:

"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 feet (20') back from, and parallel to, a line joining the intersections of the side lot lines with the front lot lines.

3. For the purpose of this By-law, all buildings or structures erected or altered and the use of land in such "Residential Second Density Special Zone 6-75 (R2S 6-75)" and "Residential Third Density Special Zone 6-75 (R3S 6-75)" shall conform to the uses and regulations hereinafter set forth:

(a) PERMISSIBLE USES

1. "Residential Second Density Special Zone 6-75 (R2S 6-75)"

(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 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. "Residential Third Density Special Zone 6-75 (R3S 6-75)"

(a) Residential

Single Family Detached Dwellings
Semi-Detached Dwellings
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 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).

(b) REGULATIONS

In a "Residential Second Density Special Zone 6-75 (R2S 6-75)" or "Residential Third Density Special Zone 6-75 (R3S 6-75)" no building or structure or land shall be used and no building or structure shall be hereafter erected or altered except in accordance with the following Regulations:

(i)

DWELLING TYPE	MINIMUM LOT AREA IN SQUARE FEET PER DWELLING UNIT	MINIMUM LOT FRONTAGE IN FEET PER DWELLING UNIT	MINIMUM FLOOR AREA IN SQUARE FEET	MAXIMUM LOT COVERAGE
Single Family	5,000	50	1,000	30%
Semi-Detached	3,000	30	1 Storey & Split Level: 850	35%
Semi-Detached if Corner Lot	4,000	40	1½ Storey: 1,100 2 Storey: 1,100	35%
Duplex	3,000	30	850	35%

(ii) FRONT YARD

Minimum of twenty feet (20')

(iii) REAR YARD

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

(iv) SIDE YARD

Minimum of four feet (4') for a one-storey dwelling 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').

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

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 with another street line or its projection.

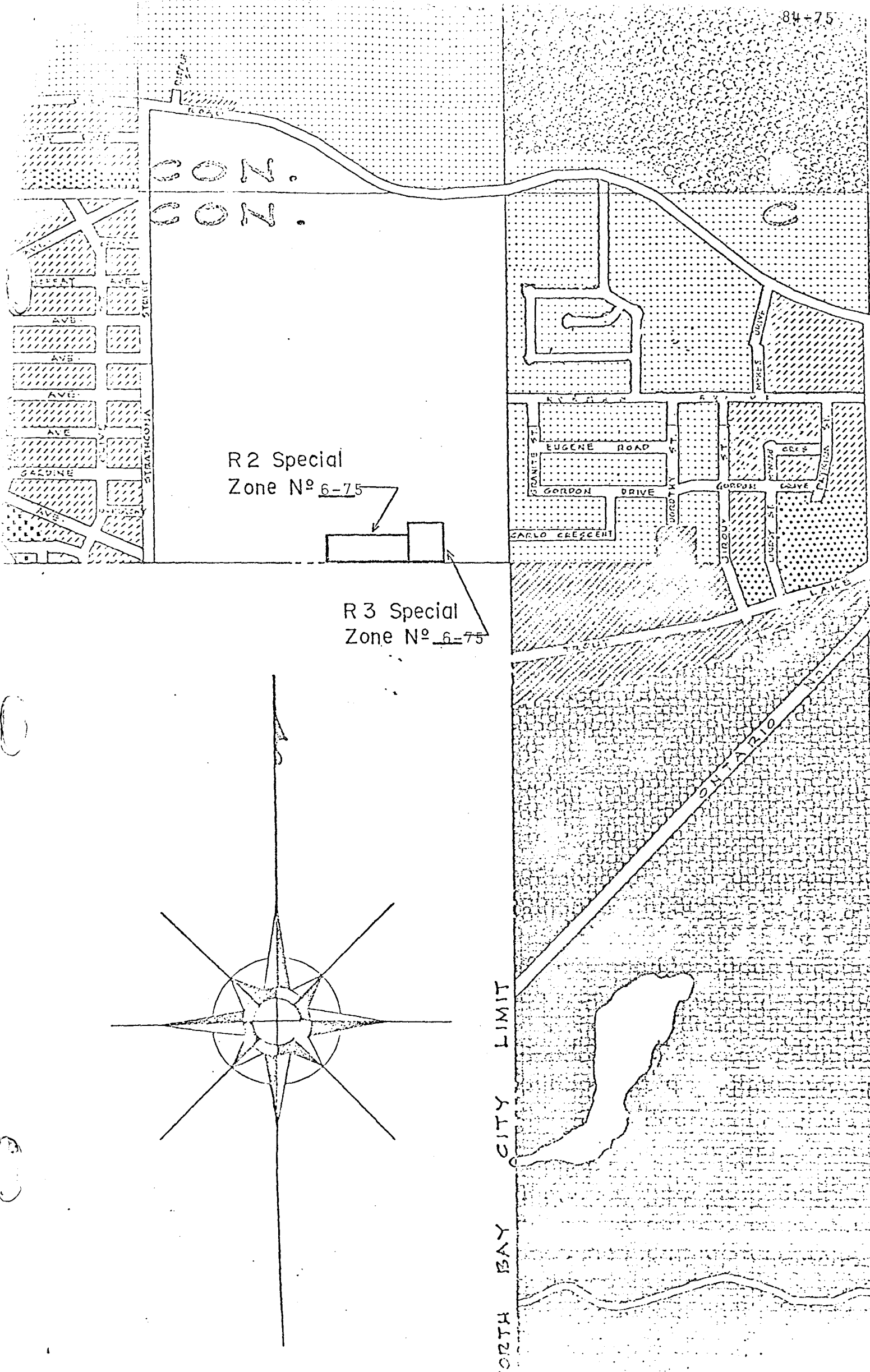
The minimum side-yard width on the side of a lot abutting a one-foot reserve shall be twenty feet (20').

- 4. All buildings and structures erected or altered in a "Residential Second Density Special Zone 6-75 (R2S 6-75)" or "Residential Third Density Special Zone 6-75 (R3S 6-75)" hereby established shall conform to all other applicable provisions of zoning 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 30TH DAY OF JUNE, 1975
 READ A SECOND TIME IN OPEN COUNCIL THIS 14TH DAY OF JULY, 1975
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS
 14TH DAY OF JULY, 1975.

.....
 MAYOR

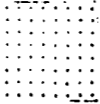
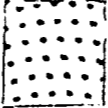

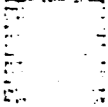




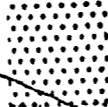


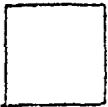



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 CLERK

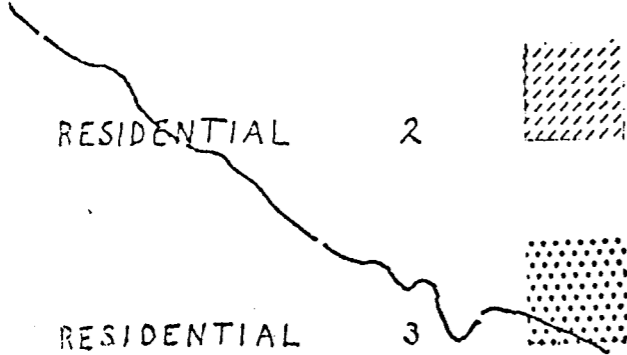


Schedule "A" of By-law No

DISTRICT MAP.

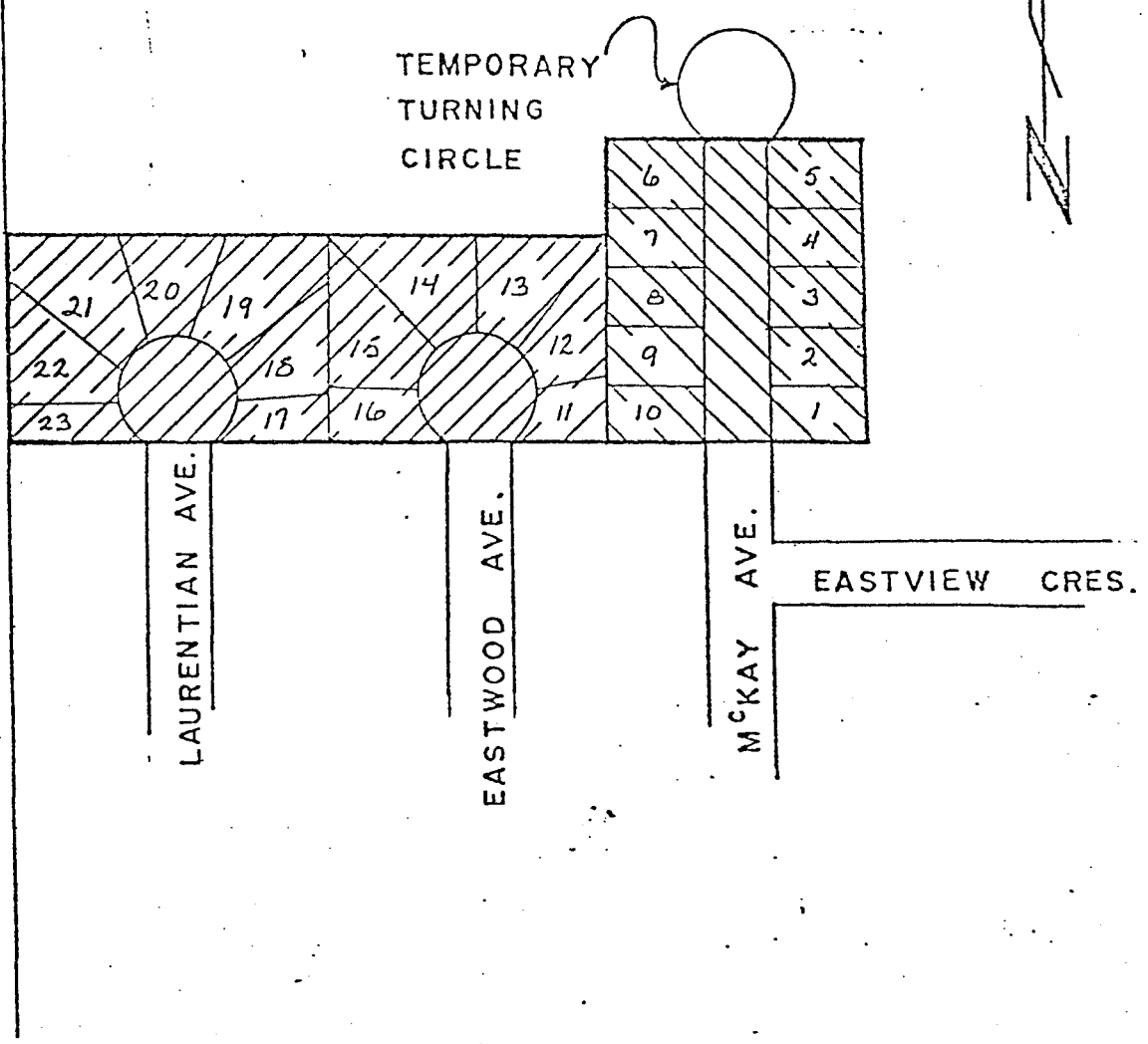
LEGEND. BY-LAW N° 1097

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 18 W 1/2 CON.C.

E-1/2



LEGEND

- R2S 6-75
- R3S 6-75

SCALE: 1" = 200'

PART OF E.1/2 LOT 18 CON.C. CITY OF NORTH BAY
formerly the township of Widdifield

Schedule "B" of By-law No