



R 752158

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 95-75

B E F O R E :

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

- and -

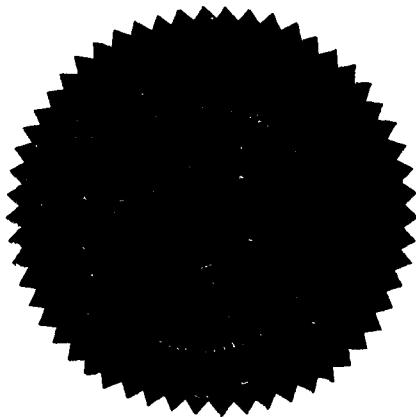
D. S. COLBOURNE,  
Member

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Tuesday, the 20th day of  
January, 1976

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 95-75 is hereby  
approved.



*C. Saruyama*

C. SARUYAMA  
ACTING SECRETARY

ENTERED
O. B. No. <i>R75-4</i> .....
Folio No. <i>357</i> .....
JAN 23 1976
<i>H. C. ...</i>
SECRETARY, ONTARIO MUNICIPAL BOARD

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 95-75

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 changes in the Residential Districts, the Regulations and for an alteration in the zone 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 which forms part of By-law No. 1097 of the former Township of Widdifield is amended by changing Part of Lot 14, Concession II, shown as hatched on Schedule "A" attached hereto and forming part hereof and more particularly described as being the Remainder of Parcels 5225 W & F, 1542 W & F and 6497 W & F, shown outlined on Schedule "B" attached hereto and forming part hereof, from "Bush District - B" to "Estate Development District - R.7."
2. The following definitions are added to "Section 2 - Definitions" of By-law No. 1097:
  66. ESTATE DEVELOPMENT: shall mean a residential development located in the "Rural Area" as shown on Schedule "A" of the Consolidated Official Plan and shall be comprised of a number of Estate Lots.
  67. ESTATE LOT: shall mean a lot of at least five (5) acres in size, fronting on an assumed road within an Estate Development devoted to the use of a residential rural non-farm dwelling.
  68. RURAL NON-FARM DWELLING: shall mean a one-family dwelling house located on an Estate Lot, having a minimum floor area of one thousand (1,000) square feet devoted to the housing of persons who do not operate an active farm.
  69. OBNOXIOUS USE: shall mean any use which shall be a nuisance to the occupants or owners of any neighbouring land or building by reasons of the emission from the said land or any part thereof or the creation thereon of, odours, wastes,
3. The following shall be added to Section 3 - General Provisions for Zoning "Subsection 23 - Keeping of Fowl or Animals":

"No person shall in an Estate Development maintain any fowl or animal for commercial or profitable purposes, but may, as household pets, keep any animal or fowl provided that the keeping of such animal or fowl does not constitute an obnoxious use.

- 4. The following District shall be added to "Section 4 - Establishment of Use Districts" of By-law No. 1097:

"R.7 ESTATE DEVELOPMENT DISTRICT"

- 5. The following shall be added as Section 22 of By-law No. 1097:

"SECTION 22 - ESTATE DEVELOPMENT DISTRICT R.7"

All buildings or structures erected or altered and the use of the lands in such "ESTATE DEVELOPMENT DISTRICT R.7" shall conform to the uses and regulations hereinafter set forth.

a) Permissible Land Uses

- i) rural, non-farm dwellings
- ii) accessory buildings
- iii) parks, playgrounds, non-profit-making organizations provided that the said use is located in a park or playground

b) Regulations

In an "Estate Development District R.7" Zone no building or structure shall be hereafter erected or altered except in accordance with the following Regulations:

1)

DWELLING TYPE	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM LOT FRONTAGE IN FEET PER DWELLING UNIT	MINIMUM 1ST FLOOR AREA IN SQ. FEET	MAXIMUM LOT COVERAGE
Rural Non-Farm Dwelling	5 acres	250	1,000	5%

ii) Front Yard

There shall be a minimum setback of fifty (50) feet from the front lot line to the nearest main wall of any building or structure

iii) Side Yard

There shall be a minimum setback of fifty (50) feet from the front lot line to the nearest main wall of any building or structure.

iv) Rear Yard

There shall be a minimum setback of fifty (50) feet from the rear lot line to the nearest main wall of any building or structure

v) Accessory Buildings

- a) No accessory building or structure shall be used for human habitation;
  - b) No accessory building or structure shall be constructed in the front yard;
  - c) No accessory building or structure shall be constructed closer than fifty (50) feet to the side or rear lot lines;
  - d) An accessory building or structure shall not be constructed closer than ten (10) feet from the main building or other accessory buildings or structures;
  - e) An accessory building or structure shall not exceed twenty-five (25) feet in height.
6. All buildings or structures erected or altered in the Estate Development District - R.7 Zone hereby established shall conform to all other applicable provisions of Zoning By-law No. 1097, except as hereby expressly varied.
7. 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.

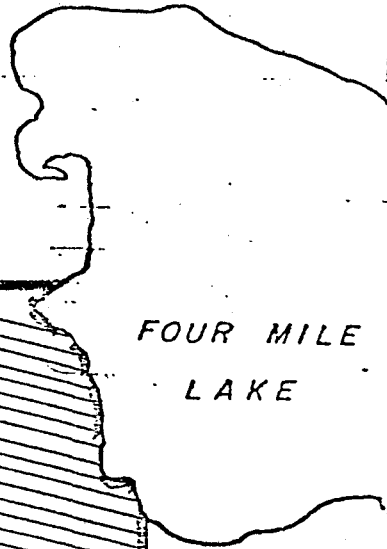
READ A SECOND TIME IN OPEN COUNCIL THIS 8TH DAY OF SEPTEMBER, 1975.

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

.....  
MAYOR

.....  
CITY CLERK

# Schedule "A" of By-law N<sup>o</sup> 95-75



FOUR MILE  
LAKE

LOT 15

LOT 14

LOT 14

LOT 13


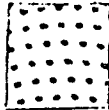

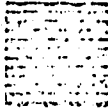


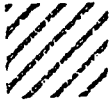
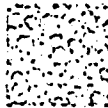
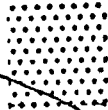
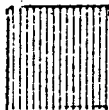
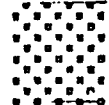
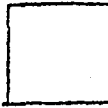



CON II

CON I

NORTH BAY  
AIRPORT

# DISTRICT MAP.

LEGEND. BY-LAW N° 1077

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

# Schedule "B" of By-law N<sup>o</sup>

95-75

