BY-LAW NO. 35-79

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, CHAPTER 349 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 a change in the zone designation as shown
on the District Map which forms part of said By-law No. 1097;

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 said By-law No. 1097
is amended by changing the zoning designation of the land
shown on that part of said Zoning Map set out in Schedule
"A" attached hereto and forming part hereof, which property
is more particularly described as Parcel 2040, Concession "C",
Lot 17 of the former Township of Widdifield, from "Residential
First Density R.1 Zone" to a "Residential Third Density Special
Zone 1-79 (R.3 Sp. 1-79)", and an
"Open Space Special Zone 1-79 (OS Sp. 1-79)",
as shown on Schedule "B" attached hereto and forming part hereof.

2. In this By-law:

(a) Dwelling, Duplex means a building that is divided
horizontally into two (2) dwelling units, each of
which has an independent entrance either directly or
through a common vestibule.

(b) Dwelling, Semi-Detached means a building that is
divided vertically into two (2) dwelling units, each
of which has an independent entrance either directly
or through a common vestibule.

(c) Dwelling, Single Family Detached means 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 six (6) metres back from and parallel to a line joining the intersections of the side lot lines with the front lot line.

3. (a) All buildings or structures erected or altered, and the use of land in such "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)" and "Open Space Special Zone 1-79 (OS Sp. 1-79)" shall conform to the uses and regulations set forth in this By-law;

"RESIDENTIAL THIRD DENSITY SPECIAL ZONE 1-79 (R.3 Sp. 1-79)"

(b) Permitted Uses in this "Residential Third Density Special Zone 1-79 (R.3 Sp. 1-79)" are:

(i) Residential:
Single family detached, semi-detached and duplex dwellings;

(ii) Business:
Office use when part of the practitioner's own home;

(iii) Recreational:
Parks, playgrounds, non-profit-making organizations provided that the said use is located in a park or playground;

(iv) Institutional:
(a) Private schools other than trade schools,
(b) Churches, and
(c) Day nurseries licensed under and operated in accordance with The Day Nurseries Act, 1966 and regulations made thereunder,
(i) in a Church hall,
(ii) in a school building within the terms of The Schools Administration Act, or
(iii) in a single family detached dwelling where the number of children accommodated at any one time is less than twenty (20).

(c) Regulations:

(i) Regulations of use in this "Residential Third Density Special Zone R.3 Sp. 1-79" are as set forth in the following table:

<table>
<thead>
<tr>
<th>WELLING TYPE</th>
<th>MIN. LOT AREA PER DWELLING UNIT IN SQUARE METRES</th>
<th>MIN. LOT FRONTAGES IN METRES</th>
<th>MIN. FLOOR AREA PER DWELLING UNIT IN SQUARE METRES</th>
<th>MAXIMUM LOT COVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>gle-family detached</td>
<td>417</td>
<td>13.7</td>
<td>1 storey &amp; split level: 79</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1½ storey: 102</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 Storey: 102</td>
<td></td>
</tr>
<tr>
<td>d-detached</td>
<td>278</td>
<td>9 per dwelling unit: 79</td>
<td>1 Storey &amp; Split level: 35%</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1½ storey: 102</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12 if corner lot</td>
<td></td>
</tr>
<tr>
<td>lex</td>
<td>278</td>
<td>9 per dwelling unit: 79</td>
<td></td>
<td>35%</td>
</tr>
</tbody>
</table>

(ii) Minimum front yard depth is six (6) metres.

(iii) Minimum side yard depths are:

(a) One-and-two-tenths (1.2) metres for one (1) storey building and an additional sixty-one (61) centimetres for each additional storey or part thereof;

(b) 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 three (3) metres;
(c) The width of an exterior side yard shall not be less than three (3) metres except, in the case of a corner lot, no garage shall be located closer than six (6) metres to the street line and no portion of any driveway shall be located closer than nine (9) metres to the intersection of any two (2) streets measured along the street line and its projection to the intersection of such street line or its projection;

(d) The width of a side yard on the side of a lot abutting a one-foot reserve shall not be less than six (6) metres.

(iv) Minimum Rear Yard Depth:
Ten-and-five-tenths (10.5) metres, except in the case of a corner lot, where the rear yard shall be not less than seven-and-six-tenths (7.6) metres.

"OPEN SPACE SPECIAL ZONE 1-79 (OS SP. 1-79 )"

(d) Permitted Uses in this Open Space Special Zone 1-79
(OS Sp. 1-79 ) are:

(i) Recreational:
Local, district and regional parks, conservation areas, playgrounds.

(e) Regulations of Use in this "Open Space Special Zone 1-79
(OS Sp. 1-79 )" are as follows:

(i) Yards
The depth of the front, side and rear yards shall be a minimum of seven and six-tenth (7.6) metres from the lot line to the nearest main wall of any building;

(ii) Coverage
The maximum area of the lot that may be covered by buildings or structures shall be ten (10) percent.
4. All buildings and structures erected or altered in such a "Residential Third Density Special Zone 1-79
(R.3 Sp. 1-79)" and "Open Space Special Zone 1-79 (OS Sp. 1-79)", hereby established shall conform to 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 12th DAY OF February 1979
READ A SECOND TIME IN OPEN COUNCIL THIS 26th DAY OF February 1979
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 26th DAY OF February 1979.

MAYOR

CLERK
This is Schedule "A" to By-law No. 35-79, passed the 26th day of February 1979.

[Signatures of Mayor and City Clerk]

SUBJECT PROPERTY
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 35-79

BEFORE:
A.H. ARRELL, Q.C.          )
Vice-Chairman               )

- and -

W.L. BLAIR                   )
Member                       )

Monday, the 4th day of
June, 1979

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 35-79 is
herewith approved.

SECRETARY

ENTERED
O. B. No. 879-3
Folio No. 32.6
JUN 7 1979
This is Schedule "B"
To By-law No. 35-79
Passed the 26th day of February
1979.

MAYOR
CITY CLERK