

BY-LAW NO. 113-78

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 from "Residential First Density Zone 13-78 (R.1 13-78)" to "Residential Third Density Special Zone 13-78 (R.3 Sp. 13-78)", 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 13-78 (R.3 Sp. 13-78)" shall conform to the uses and regulations set forth in this By-law:

"RESIDENTIAL THIRD DENSITY SPECIAL ZONE 13-78 (R.3 Sp. 13-78)"

(b) Permitted Uses in this "Residential Third Density Special Zone 13-78 (R.3 Sp. 13-78)" 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 13-78 (R.3 Sp. 13-78)" are as set forth in the following table:

DWELLING TYPE	MIN. LOT AREA PER DWELLING UNIT IN SQUARE METRES	MIN. LOT FRONTAGES IN METRES	MIN. FLOOR AREA PER DWELLING UNIT IN SQUARE METRES	MAXIM. LOT COVERAGE
Single family detached	417	13.7	1 storey & split level: 79 1½ storey: 102 2 storey: 102	30%
Semi-Detached	278	9 per dwelling unit; 12 if corner lot	1 storey & split level: 79 1½ storey: 102	35%
Duplex	278	9 per dwelling unit	79	35%

(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; 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.

4. All buildings and structures erected or altered in such a "Residential Third Density Special Zone 13-78 (R.3 Sp. 13-78)" 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 11TH DAY OF SEPTEMBER 1978  
READ A SECOND TIME IN OPEN COUNCIL THIS 25TH DAY OF SEPTEMBER 1978  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED  
THIS 25TH DAY OF SEPTEMBER 1978.

  
\_\_\_\_\_  
MAYOR

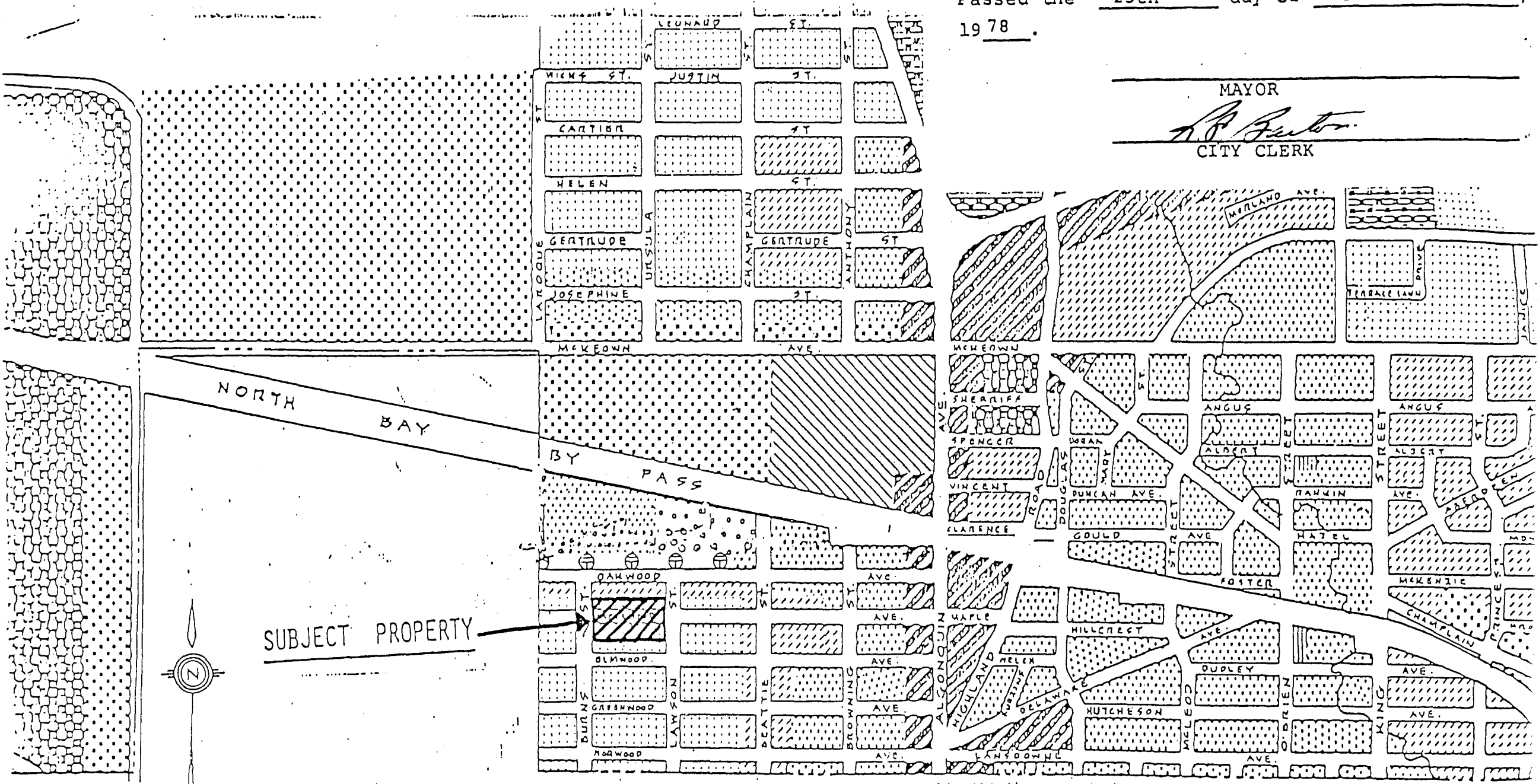
  
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CLERK

To By-law No. 113-78  
Passed the 25th day of September  
1978.

MAYOR



CITY CLERK



SUBJECT PROPERTY

NORTH BAY CITY LIMIT

DISTRICT MAP.





R 783782

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 113-78

B E F O R E :

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

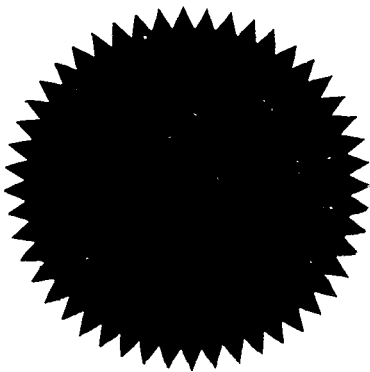
- and -

D.H. McROBB  
Member



Monday, the 9th day  
of April, 1979

THE BOARD ORDERS that By-law 113-78 is hereby  
approved.



SECRETARY

ENTERED	
O. B. No.....	878-8
Folio No.....	229
APR 11 1979	
SECRETARY, ONTARIO MUNICIPAL BOARD	