

THE CORPORATION OF THE CITY OF NORTH BAYBY-LAW NO. 120-77

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 Third Density Special Zone 10-77 (R3S 10-77)" on the property more particularly described as Part of Lot 16, 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 feet (20') 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 a "Residential Third Density Special Zone 10-77 (R3S 10-77)" hereby established shall conform to the Uses and Regulations hereinafter set forth:

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, R.S.O. 1970 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 SQ. FEET | MAX. LOT COVERAGE |
|------------------------|--|--|---|-------------------|
| Single Family Detached | 4,500 | 45 per dwelling unit | 1 Storey & Split Level: 850 1-1½ Storeys 1,100 2 Storeys 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 & Split Level: 850 1-1½ Storeys 1,100 | 35% |
| Duplex | 3,000 | 30 per D.U. | 850 | 35% |

b) Minimum Front Yard Depth

Twenty feet (20').

c) Minimum Side Yard Depth

Four feet (4') for one (1) storey building 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');

The width of an exterior side yard shall not be less than ten feet (10') except 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.

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

d) Minimum Rear Yard Depth

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

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.

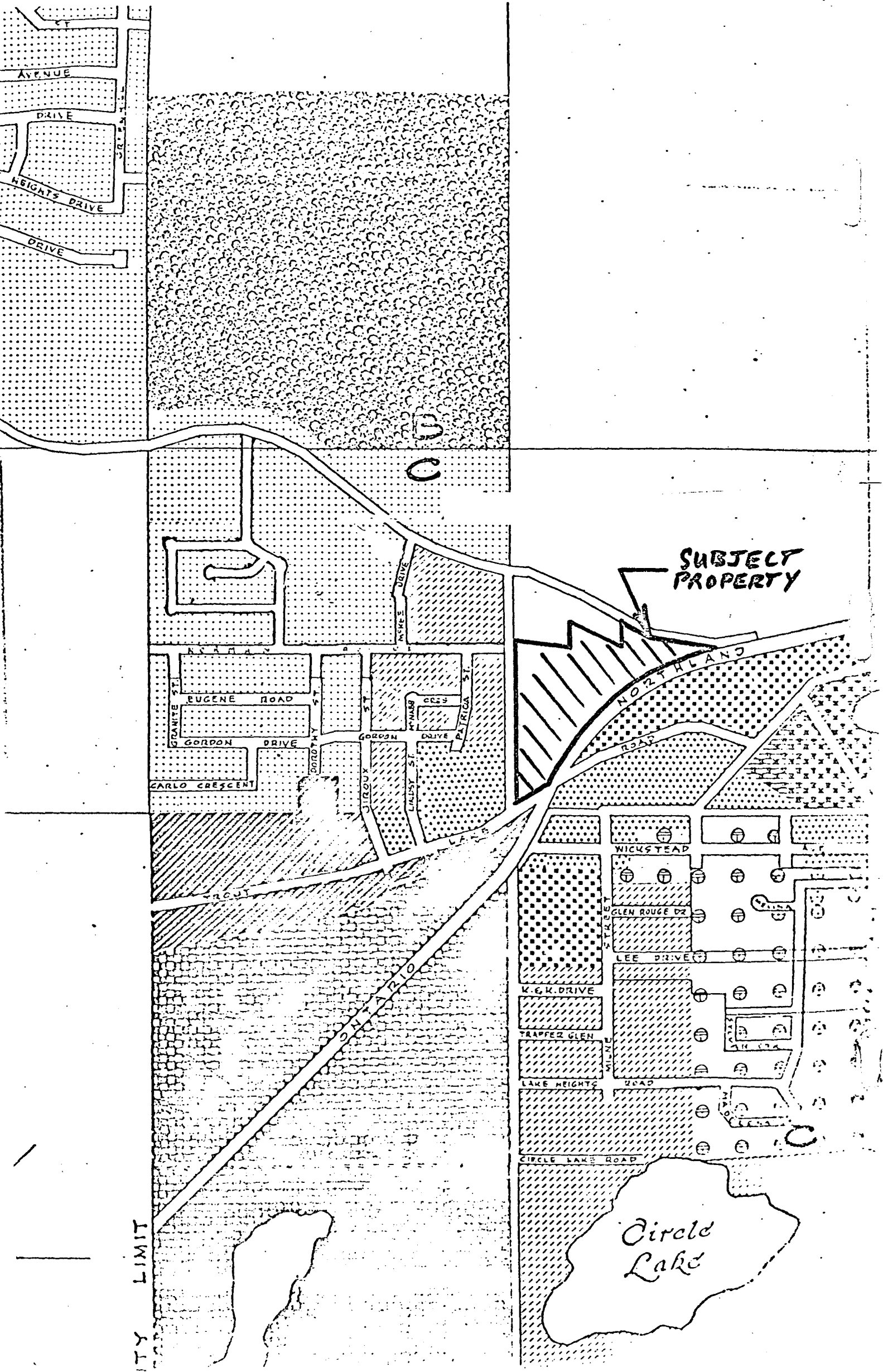
READ A FIRST TIME IN OPEN COUNCIL THIS 11TH DAY OF OCTOBER, 1977.
READ A SECOND TIME IN OPEN COUNCIL THIS 24TH DAY OF OCTOBER, 1977.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 24TH DAY OF OCTOBER, 1977.

.....
MAYOR

.....
CITY CLERK

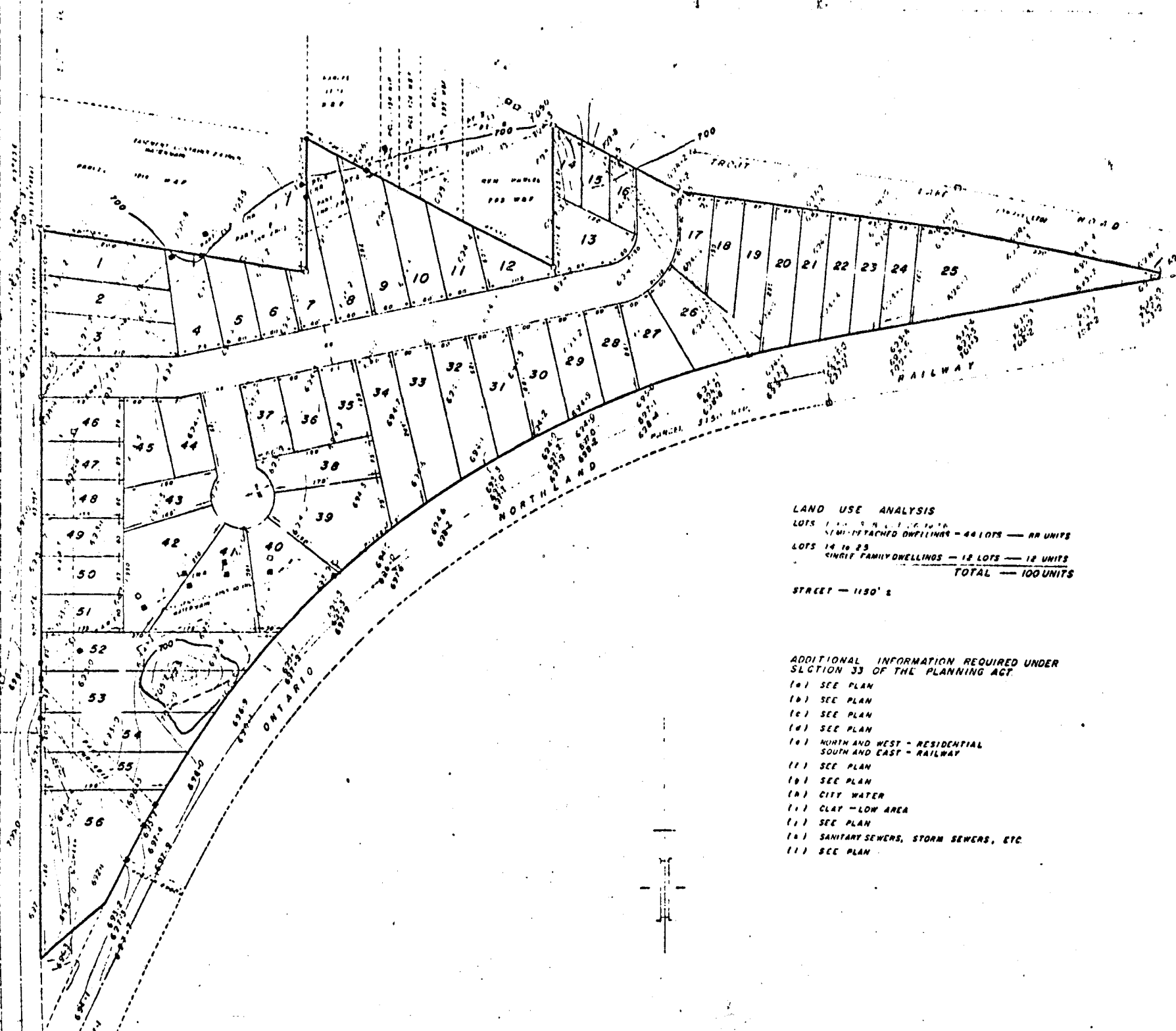
Schedule "A" of By-law No

120-77



Schedule "B" of By-law No

120-77



LAND USE ANALYSIS
 LOTS 1 TO 13 1/2 - 44 LOTS - 44 UNITS
 SEMI-DETACHED DWELLINGS - 44 LOTS - 44 UNITS
 LOTS 14 TO 25 - 12 LOTS - 12 UNITS
 SINGLE FAMILY DWELLINGS - 12 LOTS - 12 UNITS
TOTAL - 100 UNITS

STREET - 1150' ±

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 33 OF THE PLANNING ACT

- (1) SEE PLAN
- (2) SEE PLAN
- (3) SEE PLAN
- (4) SEE PLAN
- (5) NORTH AND WEST - RESIDENTIAL
SOUTH AND EAST - RAILWAY
- (6) SEE PLAN
- (7) SEE PLAN
- (8) CITY WATER
- (9) CLAY - LOW AREA
- (10) SEE PLAN
- (11) SANITARY SEWERS, STORM SEWERS, ETC.
- (12) SEE PLAN

I HEREBY CERTIFY THAT THE BOUNDARILS OF THE OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

NORTH BAY, ONTARIO
 JULY 11th, 1977

P. A. Blackburn
 P. A. BLACKBURN
 ONTARIO LAND SURVEYOR
 REVISED
 AUGUST 25th, 1977 FOR P. A. BLACKBURN LIMITED
 ONTARIO LAND SURVEYORS

I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

Frank Orsi
 FRANK ORSI
 FOR MRS JEANNE KOSELECH

