

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 75-78

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 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 of By-law No. 1097 of the former Township of Widdifield 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 Parcels 5237 and 5480, being part of Lot 18, Concession "B", shown as hatched on Schedule "B" attached hereto and forming part hereof, from a "Bush" Zone to a "Residential First Density Special Zone 9-78 (R.1S 9-78)".
2. For the purpose of this By-law all buildings or structures erected or altered and the use of land in such a "Residential First Density Special Zone 9-78 (R.1S 9-78)" shall conform to the permitted uses and regulations herein set forth:

A) Permitted Uses:

- (i) Single-family detached dwellings

B) Regulations:

- (i) Lot Frontage: Minimum Sixty (60) feet.
- (ii) Lot Coverage: Maximum thirty percent (30%).
- (iii) Lot Area: Minimum six thousand (6,000) square feet.

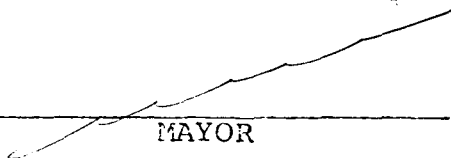
B) Regulations - continued

- (iii) Front Yard: Minimum twenty (20) feet.
- (iv) Side Yard: Minimum of four (4) feet for a one-storey dwelling and an additional two (2) feet for each additional storey or part thereof; 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 (10) feet.
- (v) Rear Yard: Minimum thirty-five (35) feet.

3. 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.

4. This By-law shall take effect from the date of passing by Council and shall come into force upon approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 29TH DAY OF MAY 1978.
 READ A SECOND TIME IN OPEN COUNCIL THIS 12TH DAY OF JUNE 1978.
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
 THIS 12TH DAY OF JUNE 1978.



 MAYOR



 CITY CLERK

20

19

18

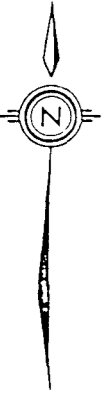
17

16

CON.

A

B



SUBJECT PROPERTY

This is Schedule " A "

To By-law No. 75-78

Passed the 12th day of JUNE

19 78 .

MAYOR

CITY CLERK



AIRPORT ROAD

ROAD

STREET

GEARCE ROAD

BRYAN ROAD

AVENUE

MENAUGHTON AVENUE

AVENUE

LAKEVIEW DRIVE

LAURENTIAN DRIVE

DRIVE

MAPLEVIEW PLACE

PALLACE HILTS DRIVE

JURREY DRIVE

MORAND AVE

TERRACE LANE DRIVE

JANICE

REVERLY ROAD

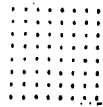
CON.
CON.

DISTRICT MAP.

LEGEND. BY-LAW N° 1097

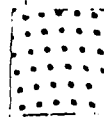
RESIDENTIAL

1.



RESIDENTIAL

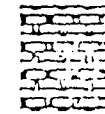
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GENERAL COMMERCIAL



INSTITUTIONAL



RESIDENTIAL

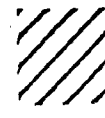
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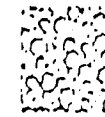
TRAILER CAMP



MARINA COMMERCIAL

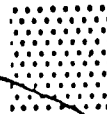


OPEN SPACE



RESIDENTIAL

3



LOCAL SHOPPING CENTRE



LIGHT INDUSTRIAL

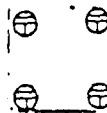


BUSH



RESIDENTIAL

4.



COMMUNITY SHOPPING CENTRE



MANUFACTURING



This is Schedule " B "
To By-law No. 75-78
Passed the 12th day of June
19 78 .

MAYOR



CITY CLERK

SUBJECT PROPERTY

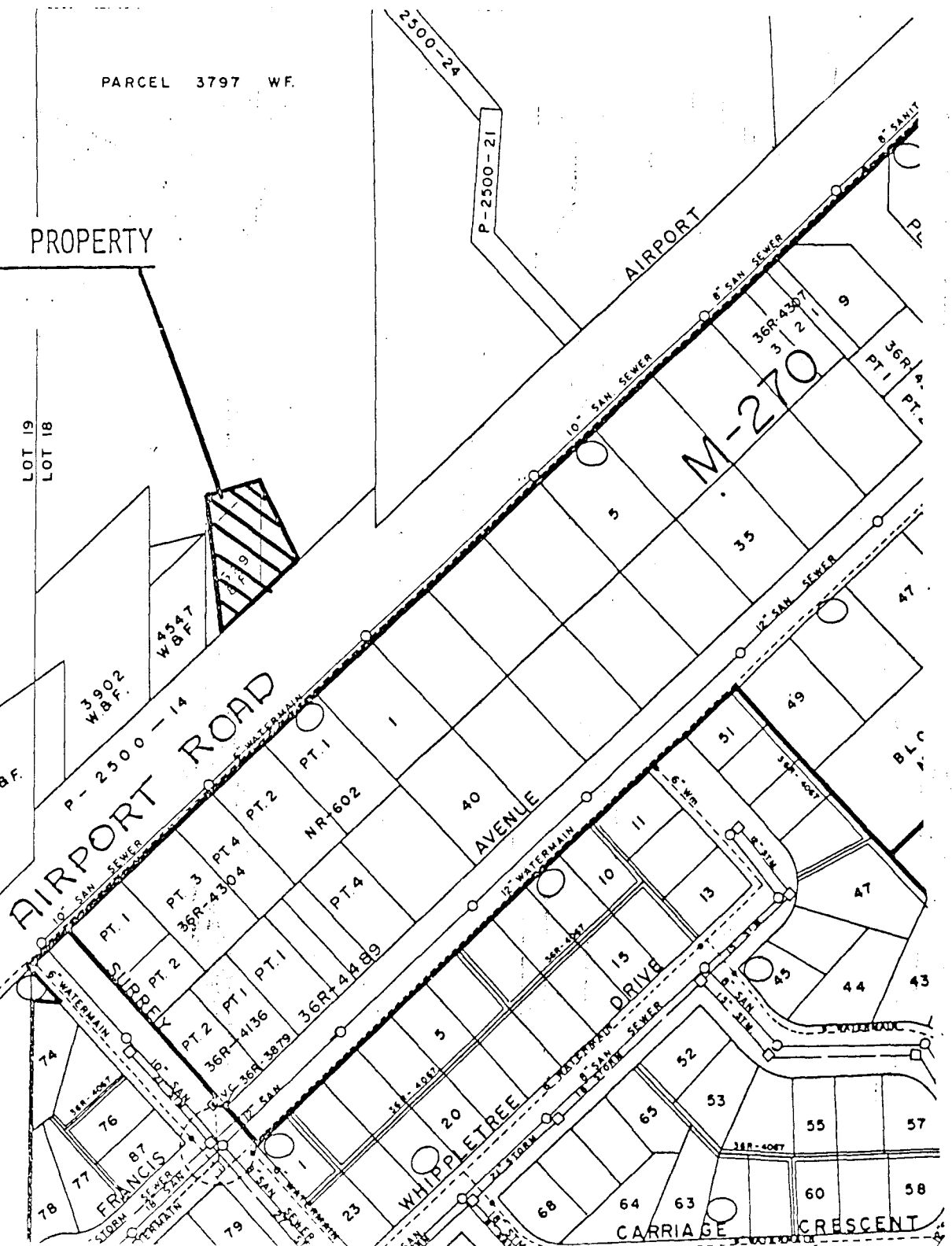
PARCEL 3797 W.F.

PCL. 10711 NIP



Parcel 3685 W.F.

HIGHWAY 123
6" W.M.





R 782280

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 75-78

B E F O R E :

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

- and -

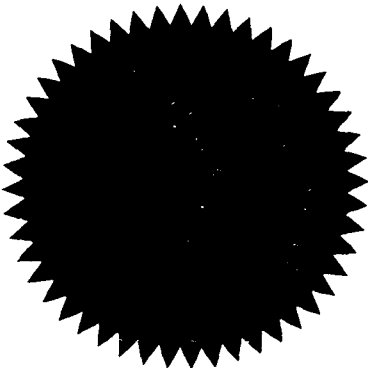
D.H. McROBB
Member

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Tuesday, the 19th day of
September, 1978

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 75-78 is
hereby approved.



A/ SECRETARY

ENTERED	
O. B. No.....	R78-5
Folio No.....	43
SEP 25 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	