

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 99-97

**A BY-LAW TO AMEND BY-LAW NO. 28-80
TO IMPLEMENT CHANGES TO THE POLICIES,
REGULATIONS AND SCHEDULES
(COMPREHENSIVE ZONING BY-LAW REVIEW)**

WHEREAS a comprehensive review of Zoning By-law No. 28-80 recommended changes to the text and schedules of the By-law;

AND WHEREAS the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

AND WHEREAS the Council has deemed it desirable to amend the text and zone designation of By-law No. 28-80 as indicated herein, pursuant to Section 34 of the Planning Act R.S.O. 1990 as amended.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

- 1) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A-1" attached hereto (which property is more particularly described as Plan 36R-3178, Parts 1 to 6) along Tackaberry Drive in the City of North Bay, shown as hatched on Schedule "A-2" attached hereto from a "Residential Multiple Second Density (RM2)" zone to a "Residential Third Density (R3)" zone.
b) All buildings or structures erected or altered and the use of land in such "Residential Third Density (R3)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 2) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "B-1" attached hereto (which property is more particularly described as Plan 15, Lot 105 to 107, Part Lots 72 to 75) along McIntyre Street in the City of North Bay, shown as hatched on Schedule "B-2" attached hereto from a "Residential Multiple Third Density (R3)" zone to an "Open Space (0)" zone.
b) All buildings or structures erected or altered and the use of land in such "Open Space (0)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 3) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "C-1" attached hereto (which property is more particularly described as Plan 15, Lot 104) along McIntyre Street in the City of North Bay, shown as hatched on Schedule "C-2" attached hereto from a "Residential Third Density (R3)" zone to an "Open Space (0)" zone.
b) All buildings or structures erected or altered and the use of land in such "Open Space (0)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 4) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "D-1" attached hereto (which property is more particularly described as Plan 36R-3597, Parts 1 and 2) along

Copeland Street in the City of North Bay, shown as hatched on Schedule "D-2" attached hereto from a "Residential Second Density (R2)" zone to a "Residential Third Density (R3)" zone.

- b) All buildings or structures erected or altered and the use of land in such "Residential Third Density (R3)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 5) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "E-1" attached hereto (which property is more particularly described as Plan 15, Lots 122 and 123) along Copeland Street in the City of North Bay, shown as hatched on Schedule "E-2" attached hereto from a "Residential Multiple Third Density (RM3)" zone to a "Residential Second Density (R2)" zone.
- b) All buildings or structures erected or altered and the use of land in such "Residential Second Density (R2)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 6) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "F-1" attached hereto (which property is more particularly described as Plan 113, Lot 101) along Clarence Street in the City of North Bay, shown as hatched on Schedule "F-2" attached hereto from a "Residential Multiple Third Density (RM3)" zone to a "Residential First Density (R1)" zone.
- b) All buildings or structures erected or altered and the use of land in such "Residential First Density (R1)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 7) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "G-1" attached hereto (which property is more particularly described as Plan 113, Lot 100) along Clarence Street in the City of North Bay, shown as hatched on Schedule "G-2" attached hereto from a "Residential First Density (R1)" zone to a "Residential Multiple Third Density (RM3)" zone.
- b) All buildings or structures erected or altered and the use of land in such "Residential Multiple Third Density (RM3)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 8) a) Schedule "B-41" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "H-1" attached hereto (which property is more particularly described as Plan 36R-2451, Parts 1 and 2) along Clarence Street in the City of North Bay, shown as hatched on Schedule "H-2" attached hereto from a "Residential Multiple Third Density (RM3)" zone to a "Residential Third Density (R3)" zone.
- b) All buildings or structures erected or altered and the use of land in such "Residential Third Density (R3)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 9) a) Schedule "B-44" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "I-1" attached hereto (which property is more particularly described as Plan M-301, Lot 4) along Carlo Crescent in the City

of North Bay, shown as hatched on Schedule "I-2" attached hereto from a "Residential First Density (R1)" zone to a "Residential Third Density (R3)" zone.

- b) All buildings or structures erected or altered and the use of land in such "Residential Third Density (R3)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 10) a) Schedule "B-81" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "J-1" attached hereto (which property is more particularly described as Plan 36R-9142, Part 1) along Birchs Road in the City of North Bay, shown as hatched on Schedule "J-2" attached hereto from a "Floodplain and Erosion (0.2)" zone to a "Rural (A)" zone.
- b) All buildings or structures erected or altered and the use of land in such "Rural (A)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 11) Section 2 of By-law No. 28-80 is amended to recognize legislative, technological and societal changes that have occurred since By-law No. 28-80 came into force and effect.
- i) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

"AMUSEMENT ARCADE means a building or part of a building in which four or more pinball machines, video games, or other similar coin or token operated devices are provided for public amusement."
 - ii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

"BED AND BREAKFAST means a detached dwelling in which the operator resides, used to provide accommodation and meals to transient travellers and includes a tourist home, but does not include a boarding house, rooming house, domiciliary hostel, group home, hotel or motel."
 - iii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

"BULK STORAGE CONTAINER means an above ground container used for the storage of liquid chemicals, compressed gases, petroleum products and other related materials for subsequent resale to distributors or retail dealers."
 - iv) Section 2 of By-law No. 28-80 is amended by deleting the definition of "camping establishment" (seasonal) in its entirety and replacing it with the following new definition:

"CAMPING ESTABLISHMENT means an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, but not including the use of mobile homes or trailers on a permanent, regular or year-round basis."
 - v) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of "carport" in its entirety and replacing it with the following new definition:

"CARPORT means a covered structure attached to the wall of the main building and used for the storage of private passenger motor vehicles wherein neither servicing for profit is indicated nor storage of commercial vehicles in excess of 1 ton is permitted. The roof of the said structure shall be supported only by piers or columns so it is open on at least two sides."

- vi) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “club” in its entirety and replacing it with the following new definition:
- “**CLUB** means a use, building or structure devoted to an association of persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality.”
- vii) Section 2 of By-law No. 28-80 is amended by altering the existing definition of “contractor’s yard” by adding the following new clause to the end thereof:
- “.....where a contractor may perform shop or assembly work ancillary to the main use.”
- viii) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “cottage” in its entirety and replacing it with the following new definition:
- “**COTTAGE** means a single detached dwelling which may be on private services and/or private roads.”
- ix) Section 2 of By-law No. 28-80 is amended by adding the following new definition:
- “**CREMATORIUM** means a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.”
- x) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “Day Nursery” in its entirety and replacing it with the following new definition:
- “**DAY NURSERY** means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, where the children are,
- a) under eighteen years of age in the case of a day nursery for children with a developmental handicap, and
 - b) under ten years of age in all other cases;
- but does not include,
- c) part of a public school, separate school, private school or a school for trainable retarded children under the Education Act (“garderie”).”
- xi) “**DECK** means a structure without a roof having a foundation to hold it erect, and attached to or abutting one or more walls of a building or constructed separate from a building, with or without direct access to the ground, the floor of which is greater than 0.3 metres above finished grade, and which is designed and intended for use as a sundeck, but shall not include a landing or a stair.”
- xii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:
- “**DRIVE OR DRIVEWAY** means that portion of a lot used to provide parking or access from the street to a parking space or spaces and which has been graded and gravelled or surfaced with concrete asphalt, crushed stone or other hard surface and dustless materials.”

- xiii) Section 2 of By-law No. 28-80 is amended by deleting the definition of “Dwelling, Multiple” in its entirety and replacing it with the following new definition:

“DWELLING, MULTIPLE means a building designed, intended and used for residential occupancy containing three or more dwelling units, but excludes an apartment dwelling, a maisonette dwelling, a triplex dwelling and a double duplex dwelling.”

- xiv) Section 2 of By-law No. 28-80 is amended by deleting the definition of “efficiency unit”.

- xv) Section 2 of By-law No. 28-80 is amended by deleting the definition of “family” in its entirety.

- xvi) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“FLEA MARKET means a building or open area in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.”

- xvii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“GARDEN CENTRE means the use of lands, buildings or structures or part thereof for the purpose of buying or selling lawn and garden equipment, furnishings, supplies and nursery stock.”

- xviii) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “Gas Bar” in its entirety and replacing it with the following new definition:

“GAS BAR means the use of land, or building, or structure where vehicle fuel or lubricants are offered for sale, but where no provision is made for the repair or maintenance of vehicles. For the purpose of this definition, the sale of associated sundry items and the sale of prepared foods for consumption off the premises may be allowed as an accessory use.”

- xix) Section 2 of By-law No. 28-80 is amended by changing the word “or” to “and” after the phrase “a miniature golf course” in the definition of “golf course”.

- xx) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “Height of Building” in its entirety and replacing it with the following new definition:

“HEIGHT OF BUILDING means the vertical distance measured from the established grade level to the higher of the highest point of a flat roof, or the mean level between the eaves and ridge of a pitched roof.”

- xxi) Section 2 of By-law No. 28-80 is amended by deleting the definition in subsection 2.74 and replacing it with the following new definition:

“HOME BASED BUSINESS means an occupation or business activity which results in a product or service and is conducted in whole or in part in the dwelling unit and is clearly subordinate to the residential use of the dwelling unit.”

- xxii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“INDUSTRIAL, EXTRACTIVE means land including accessory buildings and structures used for the removal, refinement and/or processing of sand, gravel, stone or other aggregate resources and includes an asphalt plant, a borrow pit, a concrete plant, a gravel pit and a stone quarry.”

- xxiii) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “Institutional Use” in its entirety and replacing it with the following new definition:

“INSTITUTIONAL USE means the use of land, buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centres, public hospitals and government agencies.”

- xxiv) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“MOTOR HOME means a self-propelled vehicle capable of being used for the temporary living, sleeping, eating or accommodation of persons.”

- xxv) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“NON-PROFIT USE means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as a clubhouse, community meeting rooms, a community centre, a drop-in centre, an archaeological or fine arts museum, a public library, etc., but does not include school facilities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial-recreational establishments or any class of group home.”

- xxvi) Section 2 of By-law No. 28-80 is amended by deleting the existing definition of “Personal Service Establishment” in its entirety and replacing it with the following new definition:

“PERSONAL SERVICE ESTABLISHMENT means a business where professional or personal services are provided for gain and where the sale at retail of goods, wares, merchandise, articles or things is only accessory to the provisions of such services, including, but without limiting, the generality of the foregoing, the following: barber shops, beauty shops, tailor shops, laundry or drycleaning shops, shoe repair shops, professional offices, but excludes funeral homes and any manufacturing or fabrication of goods for sale.”

- xxvii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“PLANT, ASPHALT OR CONCRETE means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment.”

- xxviii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“PRIVATE SWIMMING POOL means an artificial body of water, the container of which is constructed of cement, plastic, fiberglass or similar material, having a depth greater than 0.5 metres and intended primarily for bathing, swimming and

diving, but shall not include a natural, dug or dammed pond primarily intended for aesthetic or agricultural purposes.”

xxix) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**RECREATION FACILITY** means the use of lands, buildings or structures designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.”

xxx) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**RECYCLING CENTRE** means the use of land, building, or structure in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.”

xxxi) Section 2 of By-law No. 28-80 is amended by substituting the word “electronics” for the word “entertainment” in the existing definition of “Service Shop”.

xxxii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**TAVERN** means a building or part thereof where, in consideration of payment therefore, liquor, beer, or wine or any combination thereof are served for consumption on the premises, with or without food.”

xxxiii) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**TRANSPORTATION TERMINAL** means the use of land, buildings or structures for the purpose of storing, servicing, repairing, loading, or leasing trucks, transport trailers and/or buses, but does not include automobile service stations or transportation sales or rental outlets.”

xxxiv) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**WAREHOUSE** means a building or part thereof, which is used primarily for the housing, storage, adapting for sale, package or wholesale distribution of goods, wares, merchandise, food stuff substances, articles and the like, but does not include a fuel storage tank or a transportation terminal.”

xxxv) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**WASTE TRANSFER STATION** means any land, building, or structure where waste is temporarily stored or sorted prior to shipment to its final destination.”

xxxvi) Section 2 of By-law No. 28-80 is amended by adding the following new definition:

“**ZONE** means an area within which, in accordance with the provisions of this By-law, certain uses of lands, buildings and structures are permitted and certain others are prohibited, where yards and other open spaces are required, where lot areas, building height limits and other requirements are established, all of the foregoing being identical for the zone and district in which they apply.”

xxxvii) Section 2 of By-law No. 28-80 is amended by renumbering all subsections in order to ensure that they are in correct alphabetical order.

- 12) Subsection 3.1 of By-law No. 28-80 is amended by adding the following new subsection to the end thereof:

“3.1.1 Lots Reduced by Public Acquisition

3.1.1 Where the lot area of a lot is reduced by means of an acquisition, by expropriation or otherwise, of part of the lot by a public agency for the purpose of providing a public service, nothing in this By-law shall apply to prevent the continued use of such lot as reduced, for the same purpose, or the erection, alteration or use of a building or structure thereon, as if no such acquisition had taken place, provided that:

- i) no Health Unit or other regulations pursuant to The Environmental Protection Act, R.S.O. 1990, Chapter E.19, are contravened;**
- ii) such lot as reduced is accessible to vehicular traffic from an open public road either directly or via registered access;**
- iii) no change is made to such lot or to any building or structure thereon, subsequent to the date of the said acquisition, that would increase the degree of any non-conformity resulting from such acquisition or that would contravene any other provision hereof, and**
- iv) this provision is not construed as mitigating or legalizing any non-conformity or contravention pertaining to such lot prior to the date of such acquisition.”**

- 13) Subsection 3.3 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

“3.3 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Municipality, local board, school board, public utility, department of the Government of Canada or the Province of Ontario, any Crown Corporation or the public infrastructure of a telecommunications company regulated by the CRTC, provided that:”

- 14) Subsection 3.7 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new clause:

“3.7 Development may be permitted on a vacant lot in a residential zone having less than the minimum frontage, but not less than nine (9) metres frontage or the area required by this by-law, provided that such a lot was legally registered and existing on August 31, 1980, and provided the development meets all other requirements of this by-law.”

- 15) Subsection 3.13 of By-law No. 28-80 is amended by removing the words “and Communications” from the end thereof.

- 16) Subsection 3.15 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

“3.15 No opening of a detached private garage located in the rear yard of any corner lot shall be located closer than 4.5 metres to the street line, and no attached private garage with its doors facing the flankage street shall be located closer than 4.5 metres to the street line, and no portion of any driveway shall be located closer than nine (9) metres to the intersections of the two street lines or their projections.”

- 17) Subsection 3.17.5 of By-law No. 28-80 is amended by deleting it in its entirety and replacing it with the following new subsection:

“3.17.5 Open roofed porches not exceeding one storey in height, uncovered terraces, decks - front and rear yards only - 3 metres including eaves and cornices.”

- 18) Subsection 3.17 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:

“3.17.6 - landscaping features, including decks, under 0.3 metres in height permitted in any yard.”

- 19) Subsection 3.24 of By-law No. 28-80 is amended by adding the following to the end thereof:

“except in accordance with subsection 5.13.6 of this By-law.”

- 20) Subsection 3.26 of By-law No. 28-80 is amended by deleting subsections 3.26.2, 3.26.3, and 3.26.4 in their entirety and replacing them with the following new subsection 3.26.2:

“3.26.2 It shall not be built closer to the front lot line or side lot line than the minimum distance required by this by-law for the main building on the lot. In the case of a front or exterior side yard, it shall not be built closer to the street than the minimum distance required by this by-law for the main building on the lot or it shall not be built closer to the street than the main building is to the street, whichever is the lessor.”

- 21) Subsection 3.26.5 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:

“3.26.5.4 Where an external building opening faces a side or rear lot line, the setback to said lot line shall be not less than one and two-tenths (1.2) metres.”

- 22) Subsection 3.26.7 of By-law No. 28-80 is amended by deleting it in its entirety and replacing it with the following new clause:

“3.26.7 It shall not be built within one and two-tenths (1.2) metres of the main building.”

- 23) Subsection 3.26 of By-law No. 28-80 is amended by adding the following new clauses to the end thereof:

“3.26.12 Where a private swimming pool is constructed as an accessory use to any principal residential or commercial use, no part of it shall be located closer than one and five-tenths (1.5) metres to any rear lot line, side lot line or main building and shall be properly fenced in conformity with the City of North Bay Private Swimming Pool Fence By-law.

- a) All pool pump and filtering equipment shall be in an enclosed structure.”

“3.26.13 Where properties with lake or river frontage exist in the Urban and Rural zones, accessory buildings in the front yard shall be permitted in accordance with the following regulations:

- a) The accessory building or structure shall not exceed ten (10) square metres in floor area, and shall not exceed three (3) metres in height above grade;
- b) the accessory building or structure shall meet the minimum side yard required for the main building on the same lot;
- c) the accessory building or structure may be elevated on blocks or piers to a maximum height of three-tenths (0.3) of a metre so that existing natural drainage is not disturbed or altered;

- d) the floor of the accessory building or structure shall be located above the minimum Canadian Geodetic Datum flood elevation as determined by the appropriate authority, and
 - e) only one accessory building or structure shall be constructed or maintained on a lot.
- 24) Subsection 3.26 of By-law No. 28-80 is amended by renumbering the subsection in its entirety.
- 25) Subsection 3.27(a) of By-law No. 28-80 is amended by deleting the phrase “one (1) parking space” and replacing it with the new phrase “two (2) parking spaces”.
- 26) Subsection 3.27(b) of By-law No. 28-80 is amended by deleting the clause “one and one-quarter (1-1/4) parking space (Section 45, By-law No. 165-80)” and replacing it with the following new phrase “one and one-half (1-1/2) parking spaces.”
- 27) Subsection 3.27(b) of By-law No. 28-80 is amended by adding the following new clause to the end thereof:
- “Twenty percent of the required parking spaces on-site shall be designated exclusively for visitor parking.”
- 28) Subsection 3.27(s) of By-law No. 28-80 is amended by deleting the phrase “resort commercial zone” and replacing it with the phrase “highway or tourist commercial zone”.
- 29) Subsection 3.27 of By-law No. 28-80 is amended by adding the following new clause “3.27(w):
- | | |
|---|--|
| Any use in an Industrial Business Park zone, except those uses specifically listed elsewhere. | One (1) parking space for each fifty-six (56) square metres of building floor space on the lot.” |
|---|--|
- 30) Subsection 3.27 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:
- “3.27.4 For the purposes of calculation of the required number of parking spaces in an institutional, industrial or commercial zone, the total gross floor area will be measured less 20% to accommodate elevators, stairwells, hallways, storage and mechanical rooms, etc.”
- 31) Subsection 3.27 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:
- “3.27.5 **DISABLED PARKING**
- | <u>Capacity of Public Parking Area
(number of parking spaces)</u> | <u>Minimum Number of Spaces to be Reserved
for Physically Disabled Persons</u> |
|---|--|
| 1-19 | 0 |
| 20-99 | 1 |
| 100-199 | 2 |
| 200-299 | 3 |
| 300-399 | 4 |
| 400-499 | 5 |
| 500 and more | 6 |

- d) the floor of the accessory building or structure shall be located above the minimum Canadian Geodetic Datum flood elevation as determined by the appropriate authority, and
 - e) only one accessory building or structure shall be constructed or maintained on a lot.
- 24) Subsection 3.26 of By-law No. 28-80 is amended by renumbering the subsection in its entirety.
- 25) Subsection 3.27(a) of By-law No. 28-80 is amended by deleting the phrase “one (1) parking space” and replacing it with the new phrase “two (2) parking spaces”.
- 26) Subsection 3.27(b) of By-law No. 28-80 is amended by deleting the clause “one and one-quarter (1-1/4) parking space (Section 45, By-law No. 165-80)” and replacing it with the following new phrase “one and one-half (1-1/2) parking spaces.”
- 27) Subsection 3.27(b) of By-law No. 28-80 is amended by adding the following new clause to the end thereof:
- “Twenty percent of the required parking spaces on-site shall be designated exclusively for visitor parking.”
- 28) Subsection 3.27(s) of By-law No. 28-80 is amended by deleting the phrase “resort commercial zone” and replacing it with the phrase “highway or tourist commercial zone”.
- 29) Subsection 3.27 of By-law No. 28-80 is amended by adding the following new clause “3.27(w):
- | | |
|---|--|
| Any use in an Industrial Business Park zone, except those uses specifically listed elsewhere. | One (1) parking space for each fifty-six (56) square metres of building floor space on the lot.” |
|---|--|
- 30) Subsection 3.27 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:
- “3.27.4 For the purposes of calculation of the required number of parking spaces in an institutional, industrial or commercial zone, the total gross floor area will be measured less 20% to accommodate elevators, stairwells, hallways, storage and mechanical rooms, etc.”
- 31) Subsection 3.27 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:
- “3.27.5 DISABLED PARKING**
- | <u>Capacity of Public Parking Area
(number of parking spaces)</u> | <u>Minimum Number of Spaces to be Reserved
for Physically Disabled Persons</u> |
|---|--|
| 1-19 | 0 |
| 20-99 | 1 |
| 100-199 | 2 |
| 200-299 | 3 |
| 300-399 | 4 |
| 400-499 | 5 |
| 500 and more | 6 |

The reserved parking spaces referred to in Subsection 3.27.4 shall be:

- a) of a width,
 - i) of three and sixty-six one hundredths (3.66) metres each, or
 - ii) as specified on a Site Plan Control Agreement;
- b) of a length to be of the same length as the other parking spaces in the same parking facility;
- c) hard surfaced;
- d) level;
- e) located so as to be accessible to disabled persons via ramps, depressed curbs or other appropriate means and so placed as to permit easy access by such persons to or from a motor vehicle parked therein, and
- f) identified by authorized signs as prescribed herein.

The authorized sign to designate a disabled person's space shall be at least .3 metres wide and .45 metres in height and displayed as symbols in appropriate colours, to the satisfaction of the Municipality."

- 32) Subsection 3.29.9 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

"3.29.9 Each automobile parking space shall have a:

 - a) minimum area of twelve and four-tenths (12.4) square metres;
 - b) minimum length of four and eight-tenths (4.8) metres, and for parallel parking five and five-tenths (5.5) metres, and
 - c) minimum width of two and six-tenths (2.6) metres, and for parallel parking two and six-tenths (2.6) metres."
- 33) Subsection 3.29.9.1 of By-law No. 28-80 is amended by deleting the subsection in its entirety.
- 34) Subsection 3.36 of By-law No. 28-80 is amended by deleting the phrase "household occupation" wherever it appears in the subsection and replacing it with the phrase "home-based business".
- 35) Subsection 3.36.3 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

"3.36.3 The area occupied by all the home-based businesses within any one dwelling unit shall not exceed a cumulative total of 46.5 square metres in gross floor area, or 30% of the gross floor area of the dwelling unit, whichever is lesser."
- 36) Subsection 3.36 of By-law No. 28-80 is amended by adding the following new subsection to the end thereof:

- “3.36.9 In the rural zones, a home-based business is permitted in a separate building if,
- i) there is no home-based business in any other structure on the lot;
 - ii) the area occupied by all the home-based businesses in all buildings does not exceed a cumulative total of 46.5 square metres.”
- 37) Subsection 3.38 of By-law No. 28-80 is amended by deleting the phrase “Pursuant to Section 35(a) of the Planning Act” wherever it occurs and replacing it with the following new phrase “Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended”.
- 38) Subsection 3.38 of By-law No. 28-80 is further amended by adding the following to the end thereof:
- “xxiii) M.5
 - xxiv) MBP”
- 39) Subsection 3.38.1.2(c) of By-law No. 28-80 is amended by adding the word “elevator” after the word “stairs” in lines two and seven of the subsection.
- 40) Subsection 3.38.2(a)4 of By-law No. 28-80 is amended by adding the phrase “and walkway ramps” after the word walkway in line one.
- 41) Subsection 3.38.2(a)8 of By-law No. 28-80 is amended by adding the following phrase “and other public utilities of the municipality or local board” after the phrase “sanitary sewage facilities” in the last line of the subsection.
- 42) Subsection 3.38.2(c) of By-law No. 28-80 is amended by adding the following new phrase “and the maintenance thereof as mentioned in clause (b)” after the phrase “matters mentioned in clause (a)” in the fourth line of the subsection.
- 43) Subsection 3.39 of By-law No. 28-80 is amended by deleting the subsection in its entirety.
- 44) Subsection 3.40 of By-law No. 28-80 is amended by adding the word “Economic” in front of the word “Development” in line five.
- 45) Subsection 3.41 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:
- “3.41.1 Where a Holding Zone designation is shown on Schedule “B” to this By-law, the land shall not be used for any use other than those uses permitted in the “Rural (A)” zone and in accordance with the regulations for the “Rural (A)” zone.
 - 3.41.2 Where a Holding Zone is supplied with, or is being supplied with adequate Municipal services, or has attained or is attaining proper Provincial approval under the provisions of the Planning Act R.S.O. 1990, as amended, an application may be submitted in conformity with the Official Plan of the North Bay Planning Area to rezone said lands to a zone within the Holding Zone classification shown.”
- 46) Section 3 of By-law No. 28-80 is amended by renumbering the section as required.
- 47) Subsection 5.1.4 of By-law No. 28-80 is amended by deleting the phrase “R.S.O. 1970, Chapter 104 and amendments thereto” and replacing it with the phrase “R.S.O. 1990, Chapter D2 as amended.”

- 48) Subsection 5.1.5 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsections:
- “5.1.5.1 In any Residential zone parking spaces shall be provided and maintained in an attached or detached private garage or carport, in a side or rear yard, or in the case of a front yard in an area that is well defined and occupies not more than fifty (50) percent of the lot area of the front yard.
- 5.1.5.2 All parking spaces shall be appropriately sited, graded and drained to ensure that storm water runoff and snow melt is directed away from abutting properties and toward municipal storm water catchment systems.”
- 49) Subsection 5.1.5.1 of By-law No. 28-80 is amended by deleting the subsection in its entirety.
- 50) Subsection 5.1.6 of By-law No. 28-80 is amended by deleting subsections 5.1.6.2 and 5.1.6.3 in their entirety and replacing them with the following new subsections:
- “5.1.6.2 said vehicle is operated by the occupant of the dwelling unit on said lot, and
- 5.1.6.3 said vehicle, if parked in a side or rear yard, is screened by an opaque fence one and eight-tenths (1.8) metres in height.”
- 51) Subsection 5.1.7 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:
- “5.1.7 In any Residential zone no boat, snowmobile, motor home or similar recreational vehicle or equipment shall be parked in a front yard except in accordance with the policies contained within subsections 5.1.5.1 and 5.1.5.2 and with the following:
- 5.1.7.1 Parking in the front yard shall be permitted provided that the parking area is not to be used as a permanent storage area.
- 5.1.7.2 The recreational vehicles being parked shall not interfere with visibility of traffic, public safety, or otherwise interfere with the enjoyment of the residential amenities of the neighbourhood.
- 5.1.7.3 In the case of a lot which fronts on a body of water, the mooring of boats or the parking of boats within a boathouse shall be permitted, and
- 5.1.7.4 the parking of travel trailers, boats, or recreational vehicles having a height of not more than one and eight-tenths (1.8) metres, including any accessory trailer, shall be permitted provided they do not encroach upon the municipal road allowance.”
- 52) Subsection 5.1.9 of By-law No. 28-80 is amended by deleting the subsection in its entirety.
- 53) Subsection 5.1 of By-law No. 28-80 is amended by renumbering the subsection as required.
- 54) Subsection 5.2.1 of By-law No. 28-80 is amended by deleting the chart contained therein and replacing it with the new chart as shown as Appendix 1 attached hereto.
- 55) Subsection 5.2.2 of By-law No. 28-80 is amended by deleting the chart contained therein and replacing it with the new chart as shown as Appendix 2 attached hereto.
- 56) Subsection 5.2.3.1 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:

“In a “Residential Fifth Density (R5)” zone the minimum front yard setback shall be four and five-tenths (4.5) metres provided the rear yard setback on the same lot is not less than eight and nine-tenths (8.9) metres for an interior lot or seven and six-tenths (7.6) metres for a corner lot.”

- 57) Subsection 5.2.3.2 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:

“In a “Residential Fifth Density (R5)” zone one side yard for a single detached dwelling shall be a minimum of sixty-one (61) centimetres for a one (1) storey dwelling and an additional sixty-one (61) centimetres for each additional storey or part thereof.”

- 58) Subsection 5.2.3.5 of By-law No. 28-80 is amended by deleting the phrase “located closer than six (6) metres to the street line” and substituting the phrase “located closer than four and five-tenths (4.5) metres to the street line.”

- 59) Subsection 5.2.3.6 of By-law No. 28-80 is amended by deleting the phrase “shall be six metres” and substituting the phrase “shall be three metres”.

- 60) Subsection 5.2.3.7 of By-law No. 28-80 is amended by adding the following new clause to the end thereof:

“In a “Residential Fifth Density (R5)” zone the minimum rear yard setback shall be eight and nine-tenths (8.9) metres, provided the front yard setback on the same lot is not less than seven and six-tenths (7.6) metres. In a “Residential Fifth Density (R5)” zone, for a corner lot, the minimum rear yard shall be seven and six-tenths (7.6) metres.”

- 61) Subsection 5.3.1 of By-law No. 28-80 is amended by deleting the chart contained therein and replacing it with the chart as shown as Appendix 3 attached hereto.

- 62) Subsection 5.3.8 of By-law No. 28-80 is amended by deleting subsections 5.3.8.4 and 5.3.8.5 in their entirety.

- 63) Subsection 6.1.3.2 of Zoning By-law No. 28-80 is amended by deleting the phrase “seventy-five (75) percent in a District Commercial (C4) zone” and replacing it with the following new phrase “one hundred (100) percent in a District Commercial (C4) zone”.

- 64) Subsection 6.1.3.4 of Zoning By-law No. 28-80 is amended by deleting it in its entirety and replacing it with the following:

“6.1.3.4 The minimum floor area per unit shall be as follows:

Bachelor Units	25 square metres
1 Bedroom Units	32 square metres
2 Bedroom Units	41 square metres
3 Bedroom Units	50 square metres
4 Bedroom Units	59 square metres”

- 65) Subsection 6.1.3.10.1 of Zoning By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

“6.1.3.10.1 Each converted dwelling unit shall have the following minimum area:

- i) Converted Bachelor Dwelling Unit 25 square metres

- ii) Converted 1 Bedroom Dwelling Unit 32 square metres
- iii) Converted 2 Bedroom Dwelling Unit 41 square metres
- iv) Converted 3 Bedroom Dwelling Unit 50 square metres

66) Subsection 6.1.5.4 of By-law No. 28-80 is amended by deleting the existing subsection in its entirety and replacing it with the following new subsection:

“6.1.5.4 No portion of any pump island shall be located closer than three (3) metres to the lot line along any street.”

67) Subsection 6.1.5.5 of Zoning By-law No. 28-80 is amended by deleting the phrase

“...fifteen (15) metres to the intersection of any two (2) arterial roads or nine (9) metres to the intersection of any two (2) collector roads...”

and replacing it with the phrase

“...twelve (12) metres to the nearest edge of the travelled portion of any two (2) arterial or collector roads...”.

Subsection 6.1.5.11 of By-law No. 28-80 is amended by deleting the phrase “not less than one and eight-tenths (1.8) metres” and replacing it with the phrase “not less than two and five-tenths (2.5) metres”.

68) Subsection 6.1.6.1 of By-law No. 28-80 is amended by deleting the phrase “fifteen (15) cars)” from line six and replacing it with the phrase “ten (10) cars”.

69) Subsection 6.1.6.6 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

“6.1.6.6 No portion of any ramp shall be located closer than seven and six-tenths (7.6) metres to the nearest edge of the travelled portion of any two (2) roads.”

70) Subsection 6.1.6.11 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

“Adequate drainage facilities for containing and directing on-site water to public drainage systems shall be provided.”

71) Subsection 6.2.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:

“Clubs;
Daycare Facilities;
Automobile Sales, Service & Leasing Establishments;
Personal Services Establishments;
Farmers Market;
Flea Market;
Recreational Vehicle Sales, Service & Leasing;
Broadcast Studios or Newsrooms;
Group Homes.”

72) Subsection 6.2.1.1 of By-law No. 28-80 is amended by deleting the phrase “open air market”.

- 73) Subsection 6.2.1.3 of By-law No. 28-80 is amended by deleting the phrase “Clubs and Fraternal Organizations”.
- 74) Subsection 6.3.1.1 of By-law No. 28-80 is amended by deleting the phrase “open air market” and is further amended by adding the following to the end thereof:
“Clubs;
Daycare Facilities;
Automobile Sales, Service & Leasing Establishments;
Personal Services Establishments;
Farmers Market;
Flea Market;
Recreational Vehicle Sales, Service & Leasing;
Broadcast Studios or Newsrooms;
Group Homes.”
- 75) Subsection 6.3.1.3 of By-law No. 28-80 is amended by deleting the phrase “clubs and fraternal organizations”.
- 76) Subsection 6.5.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
“Clubs;
Daycare Facilities;
Funeral Homes;
Places of Worship;
Automobile Sales, Service or Leasing Establishments;
Repair Garages;
Instructional Services.”
- 77) Subsection 6.5.1.3 of By-law No. 28-80 is amended by deleting the phrase in its entirety.
- 78) Subsection 6.5.2.1 of By-law No. 28-80 is amended by deleting it in its entirety and replacing it with the following new subsection:
“6.5.2.1 Maximum lot coverage of thirty (30) percent.”
- 79) Subsection 6.5.2.2 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:
“6.5.2.2 The setback from the front lot line shall be a minimum of seven and six-tenths (7.6) metres.”
- 80) Subsection 6.5.2.3(b) of By-law No. 28-80 is amended by deleting the phrase “twenty-one (21) metres” and replacing it with the phrase “seven and six-tenths (7.6) metres”.
- 81) Subsection 6.5.2.4(c) of By-law No. 28-80 is amended by deleting the phrase “twenty-one metres” and replacing it with the phrase “seven and six-tenths (7.6) metres”.
- 82) Subsection 6.5.2 of By-law No. 28-80 is amended by adding the following new subsection to the end thereof:
“6.5.2.7 The maximum floor space index shall be 1.0 for the commercial portion of the building.”
- 83) Subsection 6.6.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:

“Personal Services Establishments;
Gas Bars;
Restaurants;
Professional & Business Offices;
Daycare Facilities”

and is further amended by deleting the following phrase “service establishments that are not obnoxious.”

84) Subsection 6.6.2.1 of By-law No. 28-80 is amended by deleting the phrase “not less than one and eight-tenths (1.8) metres “ and replacing it with the phrase “not less than two and five-tenths (2.5) metres”.

85) Subsection 6.7.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:

“Funeral Homes;
Personal Services Establishments;
Bed & Breakfast Establishments;
Flea Markets;
Farmers Markets;
Banks & Financial Services;
Repair Garages;”

and is further amended by deleting the phrase “service establishments that are not obnoxious.”

86) Subsection 6.7.1 of By-law No. 28-80 is amended by adding the following new subsection:

“6.7.1.2 One (1) dwelling unit for a resident-owner either as part of the main building or detached.”

87) Subsection 6.7.2.2 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:

“6.7.2.2 The setback from the front lot line shall be a minimum of seven and six-tenths (7.6) metres.”

88) Subsection 6.7.2.4 of By-law No. 28-80 is amended by deleting the words “twelve (12) metres” from the last line and replace it with the words “seven and six-tenths (7.6) metres”.

89) Subsection 6.8.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:

“Recreational Vehicles & Equipment, Sales, Leasing & Service;
Bed & Breakfast Establishments;
Flea Markets;
Farmers Markets;
Banks & Financial Services.”

90) Subsection 6.8.2.2 of By-law No. 28-80 is amended by deleting the subsection in its entirety and substituting the following new subsection:

“6.8.2.2 The setback from the front lot line shall be a minimum of seven and six-tenths (7.6) metres.”

- 91) By-law No. 28-80 is amended by deleting the phrase “essential workman” wherever it appears and replacing it with the phrase “essential worker”.
- 92) Subsection 7.1.1 of By-law No. 28-80 is amended by adding the words “employees or” before the word “visitors”.
- 93) Subsection 7.1.3(b) of By-law No. 28-80 is amended by adding the words “employees or” before the word “visitors”.
- 94) Subsection 7.1.5 of By-law No. 28-80 is amended by deleting the words “junk yard” and substituting the words “recycling centre”.
- 95) Subsection 7.1.6.1 of By-law No. 28-80 is amended by deleting the phrase “does not exceed ten (10) percent” and substituting the phrase “does not exceed twenty-five (25) percent”. Subsection 7.1.6.1 is further amended by adding the word “commercial” after the word accessory in the side bar heading.
- 96) Subsection 7.2.1.1 of By-law No. 28-80 is amended by deleting the phrase “or Light Industrial (M2)” uses”.
- 97) Subsection 7.2.1.2 of By-law No. 28-80 is amended by adding the phrase “or daycare facilities” after the words “administrative offices”.
- 98) Subsection 7.2.1.3 of By-law No. 28-80 is amended by adding the words “owner/operator” after the words “essential worker”.
- 99) Subsection 7.3.1.3 of By-law No. 28-80 is amended by adding the words “and daycare facilities” after the words “administrative offices”.
- 100) Subsection 7.3.1.4 of By-law No. 28-80 is amended by adding the words “owner/operator” after the words “essential worker”.
- 101) Subsection 7.4.1.3 of By-law No. 28-80 is amended by adding the following to the end thereof:

“Body Shop;
Repair Garage;
Auto Dealerships and Service Establishments;
Recreational Vehicle and Equipment Sales and Service;
Recycling Centres and Waste Transfer Stations.”
- 102) Subsection 7.4.1.4 of By-law No. 28-80 is amended by adding the words “and daycare facilities” after the words “administrative offices”.
- 103) Subsection 7.4.1.5 of By-law No. 28-80 is amended by adding the words “owner/operator” after the words “essential worker”.
- 104) Subsection 7.4.2.5 of By-law No. 28-80 is amended by deleting the phrase “not less than one and eight-tenths (1.8) metres” and replacing it with the phrase “not less than two and five-tenths (2.5) metres”.
- 105) Subsection 7.5.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:

“Bulk Sales Establishments;
Construction Contractor Yards;
Heavy Equipment Storage;

Wholesale Uses;
Recycling Centres and Waste Transfer Stations.”

- 106) Subsection 7.5.1.2 of By-law No. 28-80 is amended by adding the words “and daycare facilities” after the words “administrative offices”.
- 107) Subsection 7.5.1.3 of By-law No. 28-80 is amended by adding the words “owner/operator” after the words “essential worker”.
- 108) Subsection 7.5.2.5 of By-law No. 28-80 is amended by deleting the phrase “not less than one and eight-tenths (1.8) metres” and replacing it with the phrase “not less than two and five-tenths (2.5) metres”.
- 109) Subsection 7.6.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- Recycling centres and waste transfer stations;
Recreational Vehicle and Equipment Sales and Service.
- 110) Subsection 7.6.1.3 of By-law No. 28-80 is amended by deleting the phrase “a caretaker or essential worker” and replacing it with the phrase “an essential worker, owner/operator, or caretaker”.
- 111) Subsection 7.6.3.5 of By-law No. 28-80 is amended by deleting the phrase “not less than one and eight-tenths (1.8) metres” and replacing it with the phrase “not less than two and five-tenths (2.5) metres”.
- 112) Subsection 7.7.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- “Automobile Sales, Leasing & Service Establishments;
Builder’s Supply Yards & Stores;
Recreational Vehicles & Equipment Sales & Service;
Repair Garages;
Heavy Equipment Sales & Service;
Printing & Photographic Services;
Flea Market;
Farmers Market;
Convenience Stores.”
- 113) Subsection 7.7.2.5 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following new subsection:
- “7.7.2.5 No portion of any ingress or egress ramp shall be located closer than twelve (12) metres to the nearest edge of the travelled portion of any two (2) arterial or collector roads.”
- 114) Subsection 8.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- “Sporting Fields & Courts;
Rinks & Skating Facilities;
Local Recreational Facilities;
Public & Private Parking.”
- 115) Subsection 9.1.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- “Place of Worship;

- 125) Subsection 10.2 of By-law No. 28-80 is amended by adding the following new subsection to the end thereof:
- “Pursuant to Section 34 (5) of the Planning Act R.S.O. 1990, as amended, no person shall use land or erect or use a building or structure in a “Rural Residential Cottage (RRC)” zone shown on Schedules C-5 and C-6 unless such building or structure, designed for human habitation, has no opening such as a door, window, vent, passageway or any other opening below the Canadian Geodetic Datum elevation of two hundred and two and seven-tenths (202.7) metres.”
- 126) Subsection 10.2 of By-law No. 28-80 is amended by renumbering the subsection as required.
- 127) Subsection 10.3.2 of By-law No. 28-80 is amended by deleting the subsection in its entirety and replacing it with the following:
- “10.3.2 Minimum side yard shall be six (6) metres.”
- 128) Subsection 10.3 of By-law No. 28-80 is amended by adding the following new subsection to the end thereof:
- “10.3.8 In any Rural Residential Lakefront (RRL) zone an accessory building shall not be built closer than four and five-tenths (4.5) metres to the rear property line if the doors open facing the rear or 61 cm if the doors open facing the side property line.”
- 129) Subsection 10.4.3 of By-law No. 28-80 is amended by deleting the phrase “located no closer than seven and six-tenths (7.6) metres” and replacing it with the phrase “located no closer than three (3) metres”.
- 130) Subsection 10.4.4 of By-law No. 28-80 is amended by deleting the existing subsection in its entirety and replacing it with the following new subsection:
- “10.4.4 In any Rural Residential Estate (RRE) zone an accessory building shall not be built closer than three (3) metres to any side or rear property line.”
- 131) Subsection 10.4 of By-law No. 28-80 is amended by adding the following new subsection to the end thereof:
- “10.4.5 The lot shall be approved for on-site sewage disposal and water supply by the applicable regulatory authority.”
- 132) Subsection 10.5.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- “Asphalt Plant;
Concrete/Block Plant.”
- 133) Subsection 10.5.2 of By-law No. 28-80 is amended by deleting the existing subsection in its entirety and replacing it with the following new subsection:
- “10.5.2 No person shall operate any of the above permitted uses within:
- i) Sixty-one (61) metres of any boundary or property line of any adjacent zone;

- ii) sixty-one (61) metres of the front lot line, or
 - iii) thirty (30) metres to the edge of any stream or body of water which is part of the Trout Lake or Lake Nipissing watersheds.”
- 134) Subsection 10.5.3 (3) of By-law No. 28-80 is amended by deleting the subsection in its entirety.
- 135) Subsection 10.5 of By-law No. 28-80 is amended by adding the following new subsections to the end thereof:
- “10.5.4 In any RME zone an accessory building shall not be built closer to any property line than sixty-one (61) metres or thirty (30) metres to any stream or body of water as part of any watershed.
- 10.5.5 A strip of land not less than seven and six-tenths (7.6) metres in width along the property line be adequately landscaped to create a buffer zone.”
- 136) Subsection 10.6.1 of By-law No. 38-80 is amended by adding the following to the end thereof:
- “Transportation Terminals;
Restaurants;
Taverns;
Public and Private Recreational Facilities.”
- 137) Subsection 10.6 of By-law No. 28-80 is amended by deleting subsection 10.6.4 in its entirety and further by renumbering subsection 10.6.5.
- 138) Subsection 10.7.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- “accessory uses to the above including restaurants and taverns.”
- 139) Subsection 10.8.1 of By-law No. 28-80 is amended by adding the following to the end thereof:
- “Day Nursery;
Home for the Aged;
Nursing Home.”
- 140) Subsection 10.8.3 of By-law No. 18-80 is amended by deleting the phrase “no closer than seven and six-tenths (7.6) metres to the main building” and replacing it with the phrase “no closer than three (3) metres to the main building”.
- 141) Subsection 10.8.4 of By-law No. 28-80 is amended by deleting the existing subsection in its entirety and replacing it with the following new subsection:
- “10.8.4 In any Rural Institutional (RN) zone an accessory building shall not be built closer to any side lot line than three (3) metres.”
- 142) Section 10 of By-law No. 28-80 is amended by deleting subsection 10.9 in its entirety.
- 143) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O.Reg. 199/96.

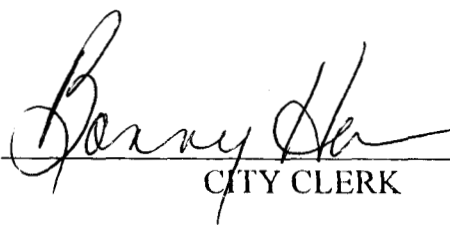
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.
 - c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force on the day it was passed.
- 144) Subsection 10.1 of By-law No. 28-80 is amended by deleting the phrase "pursuant to Section 33 or 42 of the Planning Act" and replacing it with the phrase "pursuant to Section 50 or 53 of the Planning Act R.S.O. 1990 as amended.

READ A FIRST TIME IN OPEN COUNCIL THE 6TH DAY OF OCTOBER
1997.

READ A SECOND TIME IN OPEN COUNCIL THE 3RD DAY OF NOVEMBER
1997

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 3RD DAY
OF NOVEMBER 1997.


MAYOR


CITY CLERK

APPENDIX 1

Subsection 5.2.1 (Residential Low Density Zones)

Subsection No. 5.2.1 (Residential Low Density Zones) (Regulations)

To:

USE	R1	R2	R3	R4	R5	RM.1	RM.2
Single Detached Dwelling Unit	*	*	*		*		
Duplex Dwelling Unit			*				
Semi-Detached Dwelling Unit			*		*		
Mobile Home				*			
Triplex Dwelling						*	
Double Duplex Dwelling						*	
Maisonette Dwelling							*
Row Houses							*
Multiple Dwellings						*	*
Boarding or Rooming House or Group Home						*	*
Accessory Home Based Businesses Under Subsection 3.36	*	*	*	*	*	*	*
Parks, Playgrounds, & Non-Profit Uses	*	*	*	*	*	*	*
Day Nurseries						*	*
Institutional Uses	*	*	*	*	*	*	*

APPENDIX 2

Subsection 5.2.2 (Residential Low Density Zones)

ZONE	PERMITTED USE	MIN. LOT AREA PER DWELLING UNIT IN SQ. M.	MIN. LOT FRONTAGE IN METRES	MIN. FLOOR AREA PER DWELLING UNIT IN SQ. M.	MAX. LOT COVERAGE
R1	Single Detached Dwelling	557.4	18	1 St. + Split Level 1-1/2 St. 2 St.	30%
R2	Single Detached Dwelling	464.5	15	1 St. + Split Level 79 1-1/2 St. 102 2 St. 102	30%
R3	Single Detached Dwelling	418.0	13.7	1 St. + Split Level 79 1-1/2 St. 102 2 St. 102	35%
R3	Semi-detached Dwelling Unit	278.7 371.6 (corner lot)	9 per DU 12 (corner lot) per DU	1 St. + Split Level 88 1-1/2 St. 2 St.	35%
R3	Duplex Dwelling Unit	279	18	79	35%
R4	Mobile Home	325.1 (single unit) 371.6 (double unit)	10.5 (single) 13.7(double)		35%
R5	1 St. Single Detached Dwelling	278	9	79	35%
R5	1-1/2 St. or Greater Single Detached Dwelling	325	10.5	79	35%
R5	Semi-Detached Dwelling	278	9	79	35%
RM1	Triplex	232.2	19.8	Bachelor 25 1 Bedroom 32	35%
	Multiple-Up to 4 Units	232.2	19.8	2 Bedrooms 41 3 Bedrooms 50	
RM1	Double Duplex	232.2	22.8	Bachelor 25 1 Bedroom 32 2 Bedrooms 41 3 Bedrooms 50	35%
RM1	Boarding or Rooming House or Group Home	232.2	22.8	Bachelor 25 1 Bedroom 32 2 Bedrooms 41 3 Bedrooms 50	35%
RM2	Maisonette	232.2	36	Bachelor 25 1 Bedroom 32 2 Bedrooms 41 3 Bedrooms 50	30%
RM2	Row House	232.2	30	Bachelor 25 1 Bedroom 32 2 Bedrooms 41 3 Bedrooms 50	30%
RM2	Multiple	232.2	30	Bachelor 25 1 Bedroom 32 2 Bedrooms 41 3 Bedrooms 50	30%
RM2	Boarding or Rooming House or Group Home	232.2	30	Bachelor 25 1 Bedroom 32 2 Bedrooms 41 3 Bedrooms 50	35%

APPENDIX 3

Subsection 5.3.1 (Residential High Density Zones - Uses)

USE	RM.3	RM.4	RM.5	RM.6
Apartment Dwellings	*	*	*	*
Parks, Playgrounds and Associated Non-Profit Uses	*	*	*	*
Licensed Day Nurseries, Churches, Public Schools Other than Trade Schools	*	*	*	*
Institutional Uses	*	*	*	*
Accessory Home-Based Business Under Subsection 3.36	*	*	*	*
Accessory Non-Residential Use Under Subsection 5.3.5	*	*	*	*

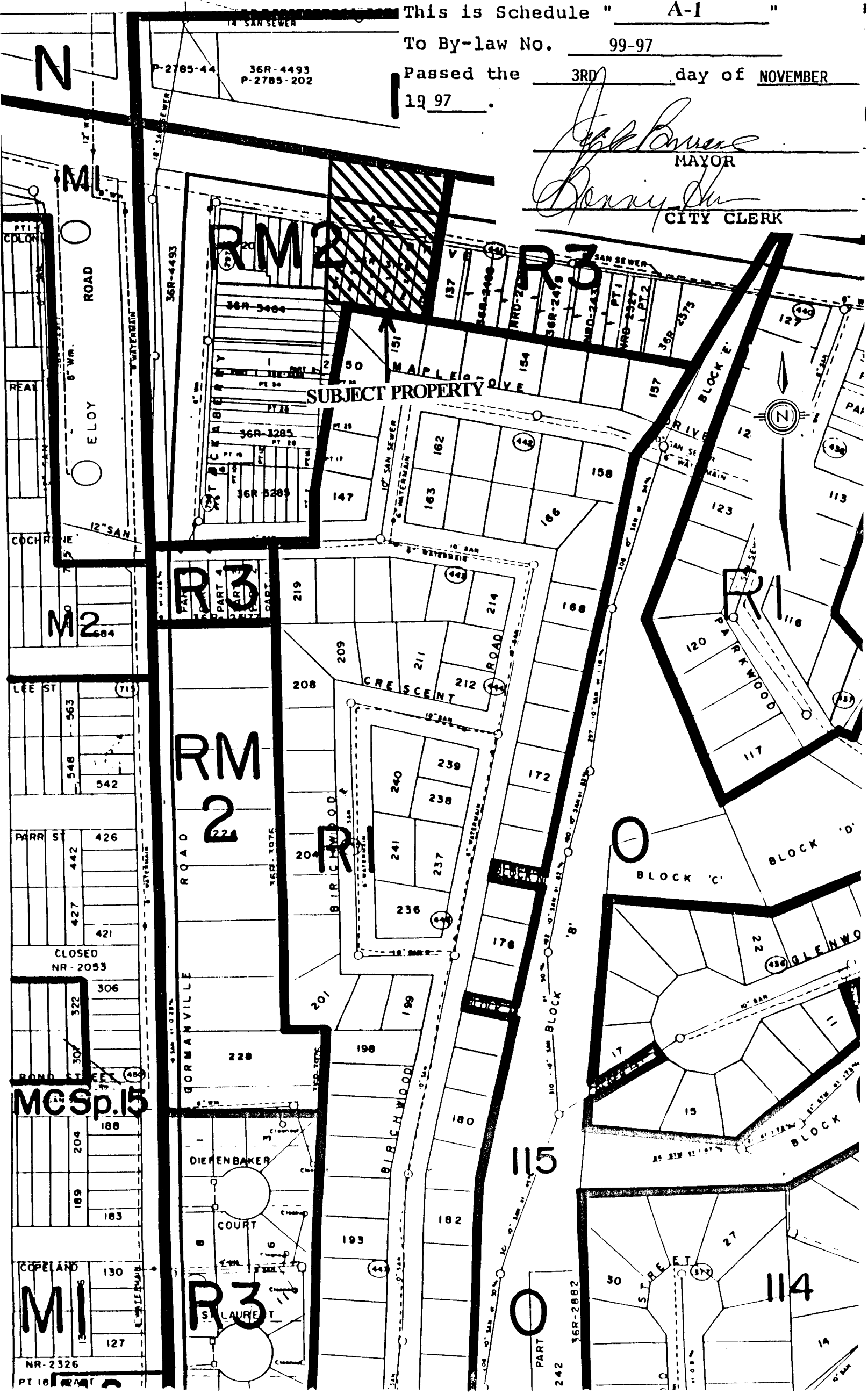
This is Schedule " A-1 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97

John Brown
MAYOR

Dorothy Du
CITY CLERK



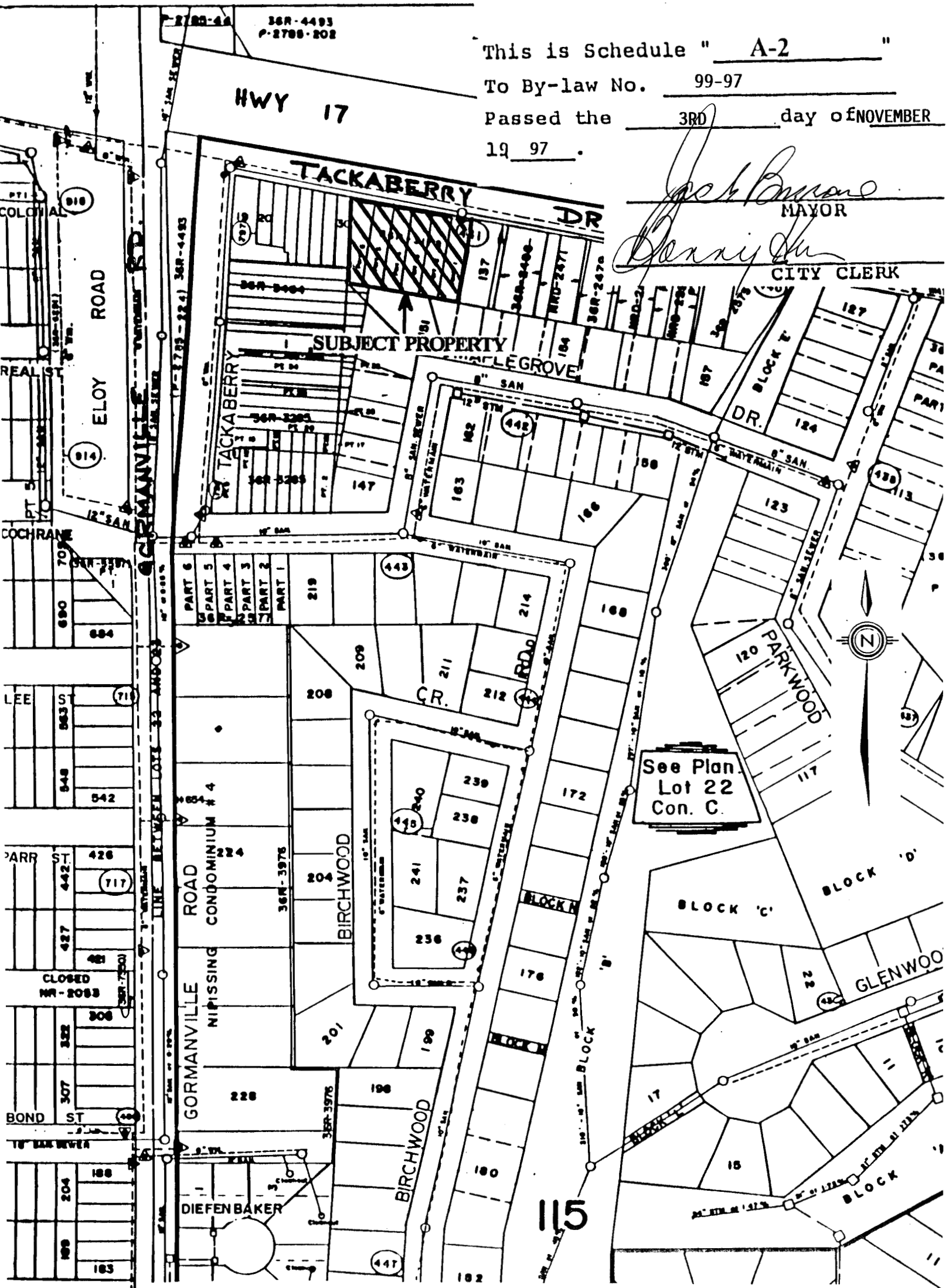
36R-4493
P-2708-202

This is Schedule " A-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97 .

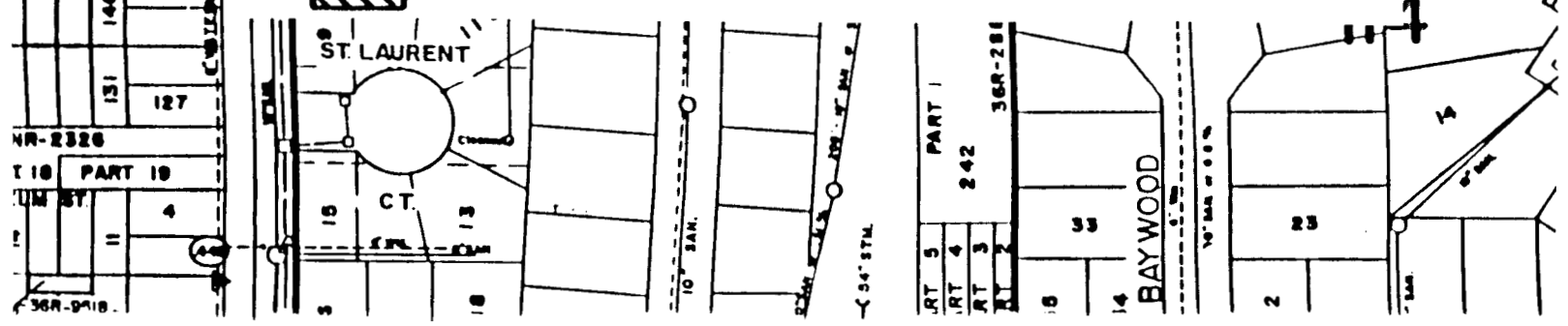
Jack Brown
MAYOR
Dennis M...
CITY CLERK



See Plan
Lot 22
Con. C.



From "Residential Multiple Second Density (RM2)"
To "Residential Third Density (R3)"

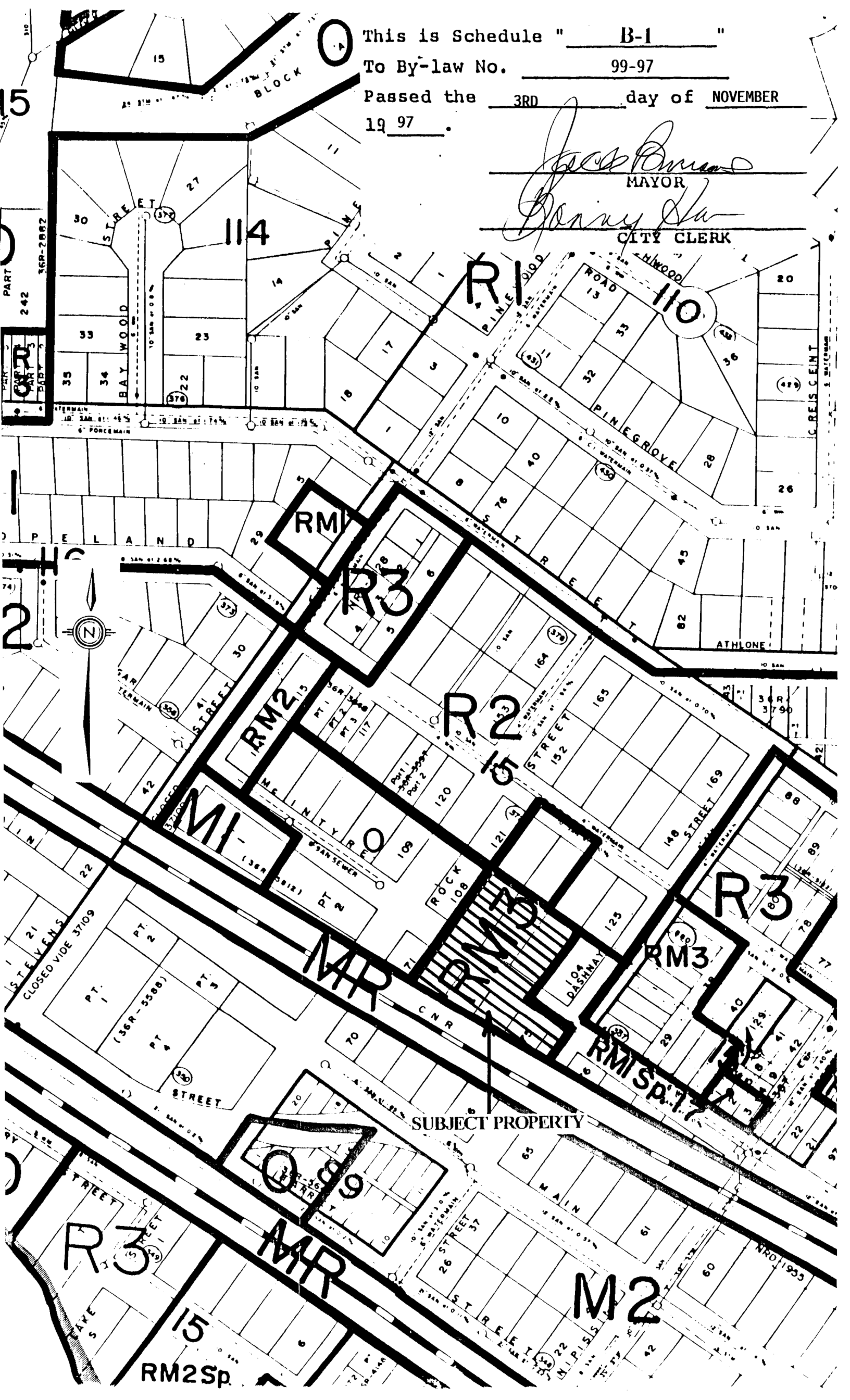


This is Schedule " B-1 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97 .

Jack Brown
MAYOR
Dorothy Sw
CITY CLERK



SUBJECT PROPERTY

R3

MAR

M2

RM2Sp

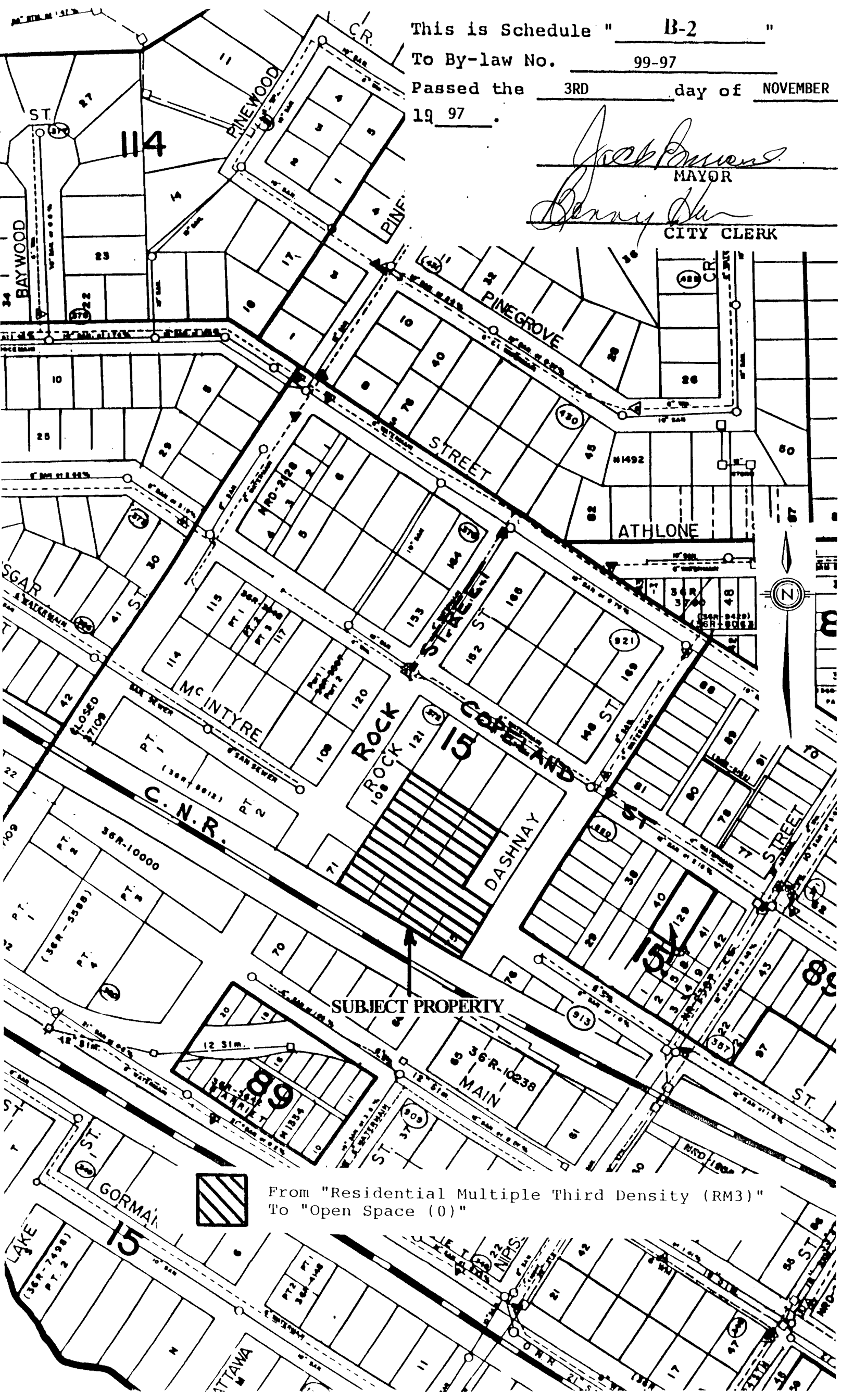
This is Schedule " B-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97 .

Jack Pomeroy
MAYOR

Benny Dan
CITY CLERK



SUBJECT PROPERTY



From "Residential Multiple Third Density (RM3)"
To "Open Space (0)"

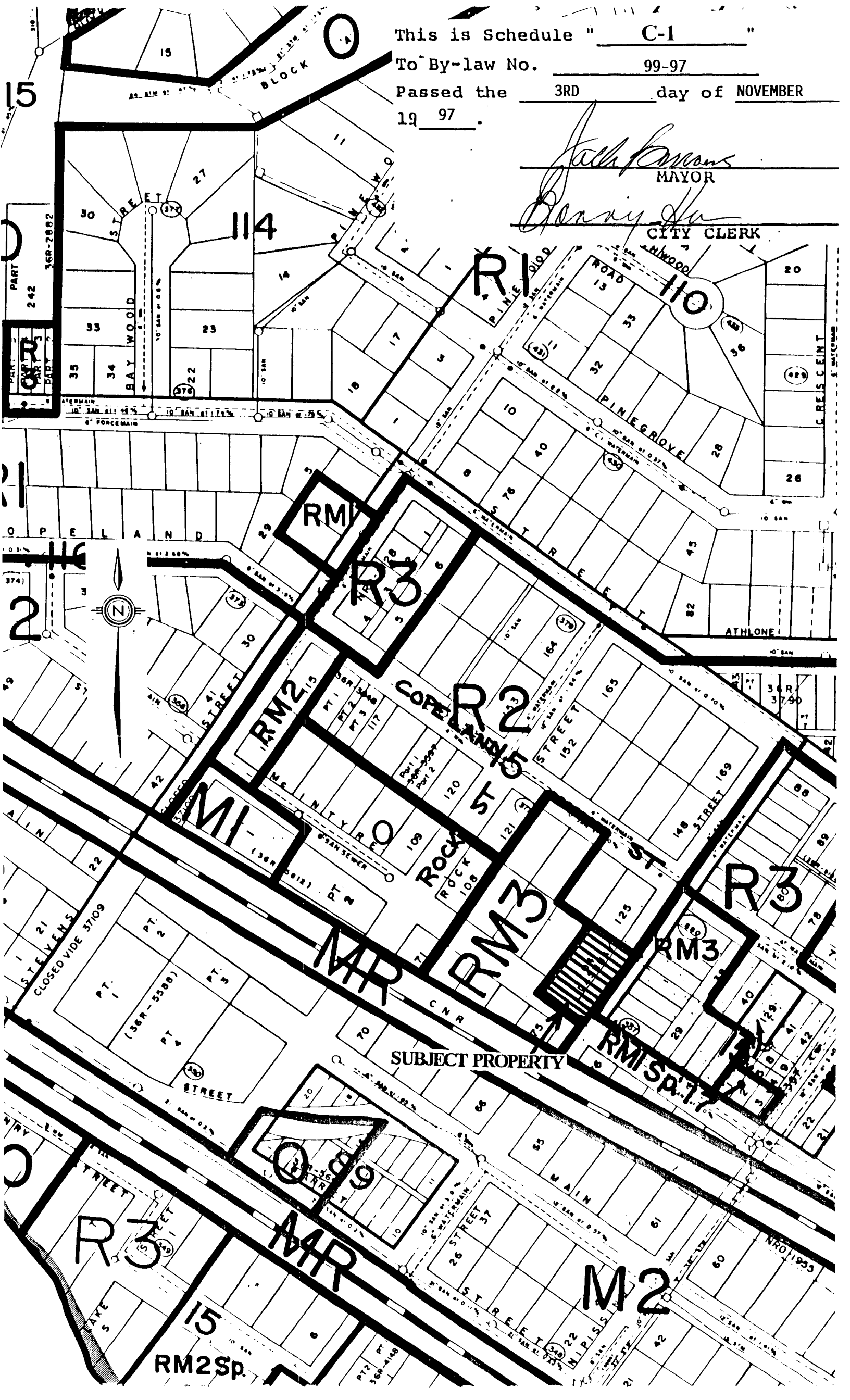
This is Schedule " C-1 "

To By-law No. 99-97

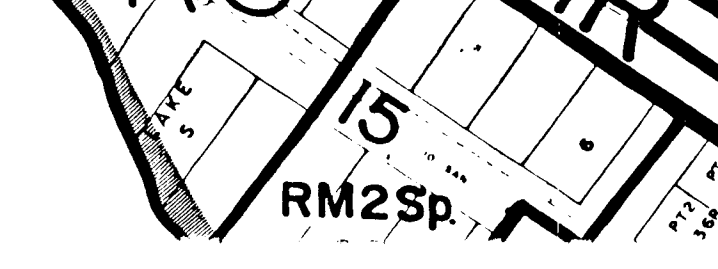
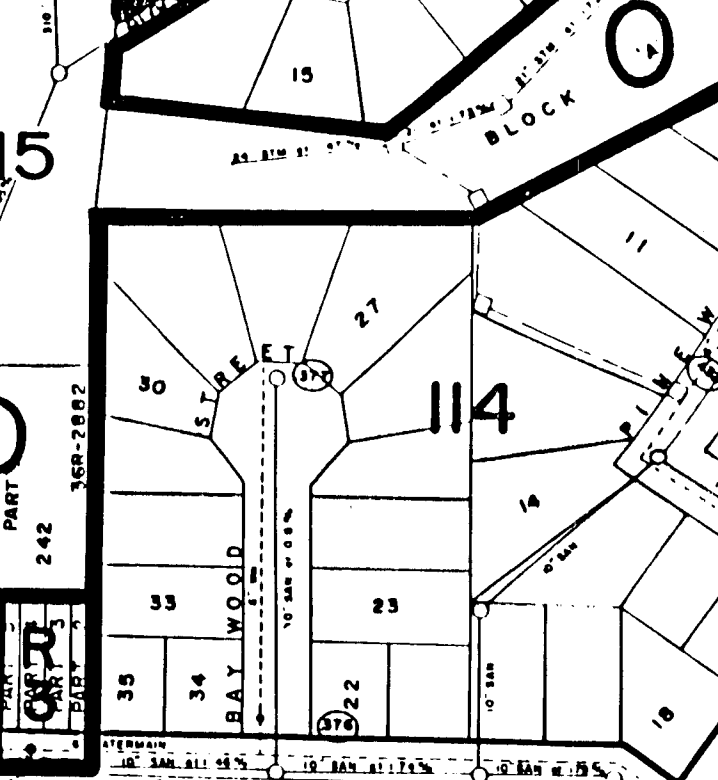
Passed the 3RD day of NOVEMBER
19 97

John Parsons
MAYOR

Dennis Du
CITY CLERK



SUBJECT PROPERTY



This is Schedule " C-2 "

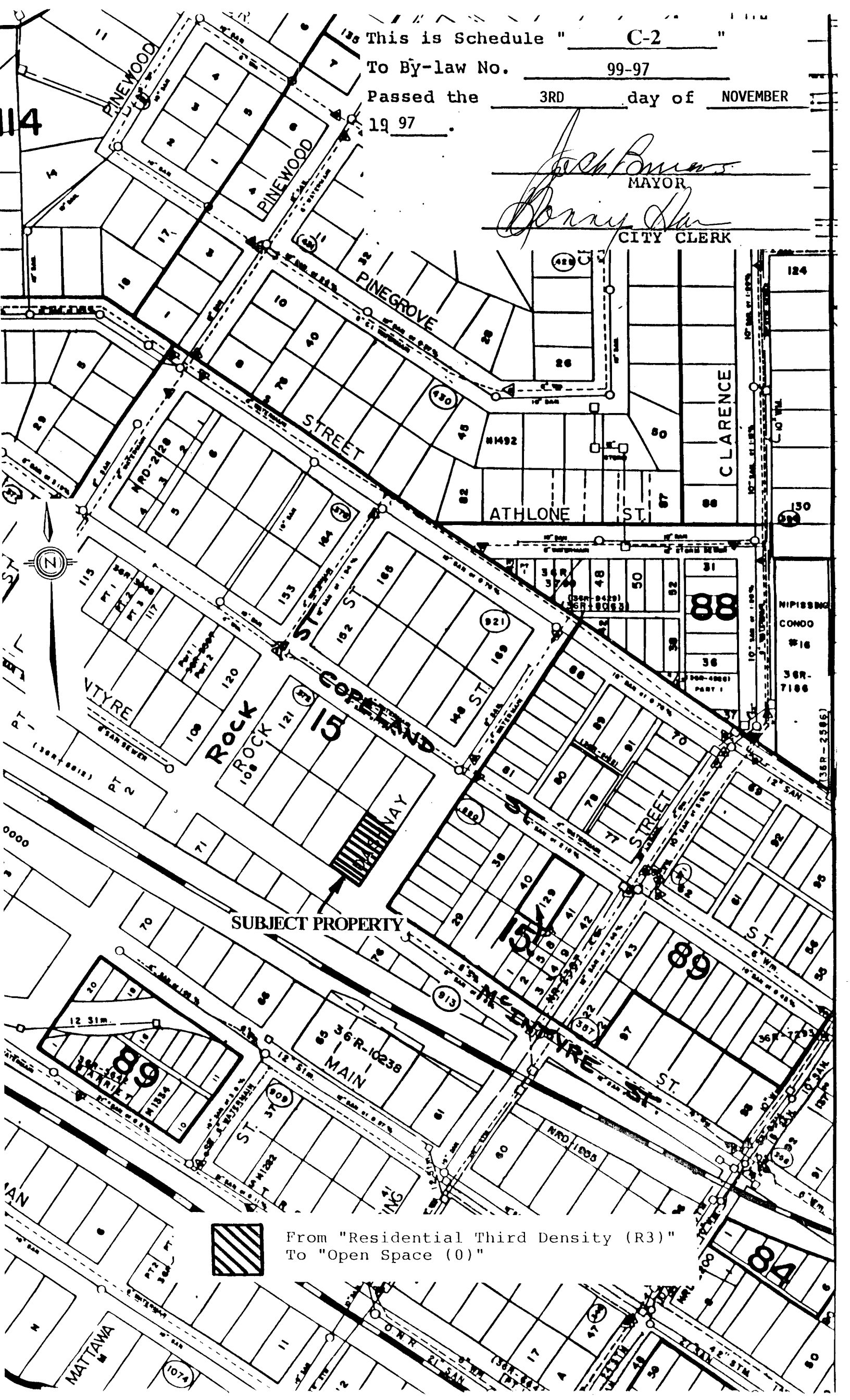
To By-law No. 99-97

Passed the 3RD day of NOVEMBER

19 97

John Brown
MAYOR

Dorothy Ann
CITY CLERK



SUBJECT PROPERTY



From "Residential Third Density (R3)"
To "Open Space (0)"

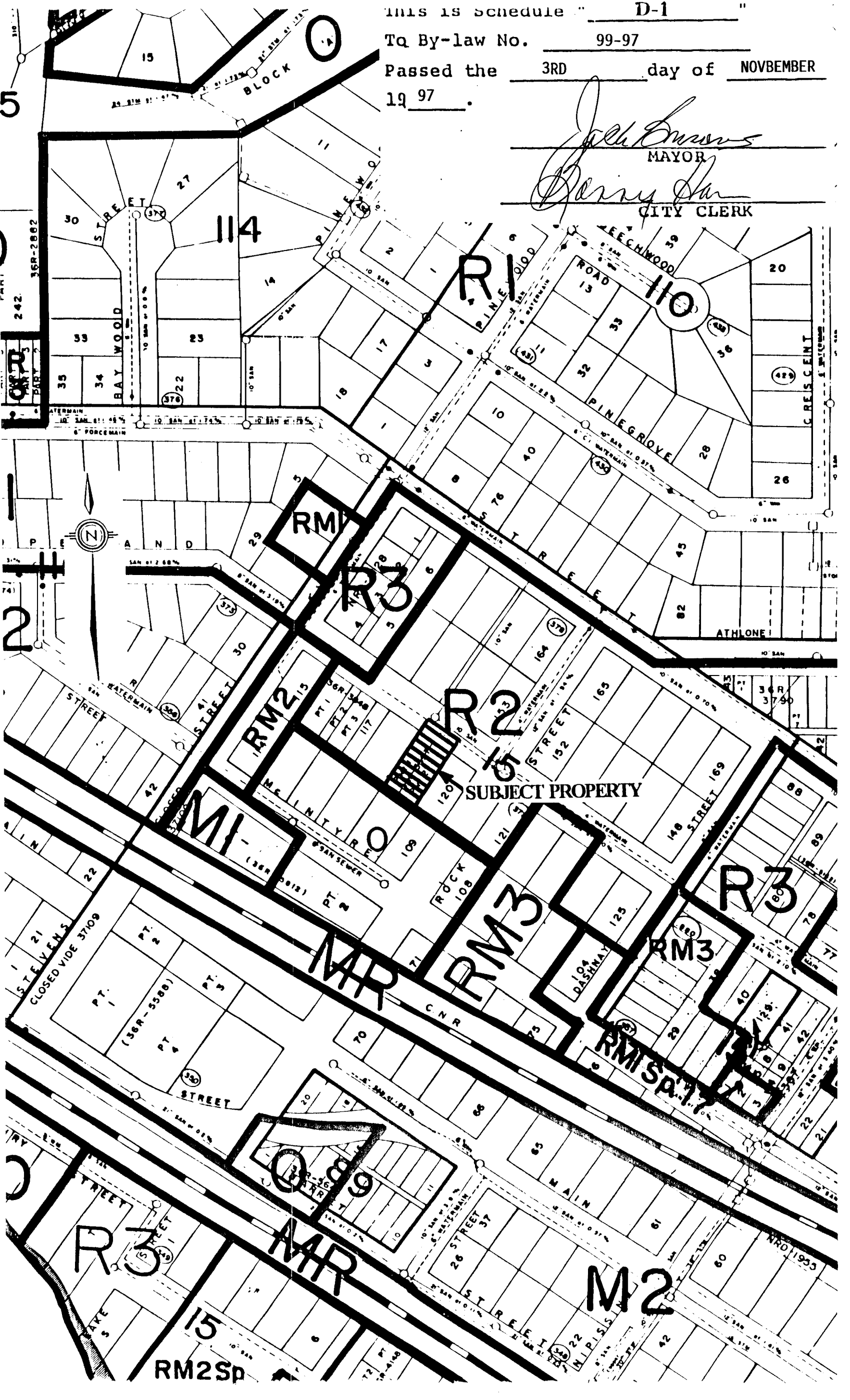
This is Schedule " D-1 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97 .

John Brown
MAYOR

Dorothy Van
CITY CLERK



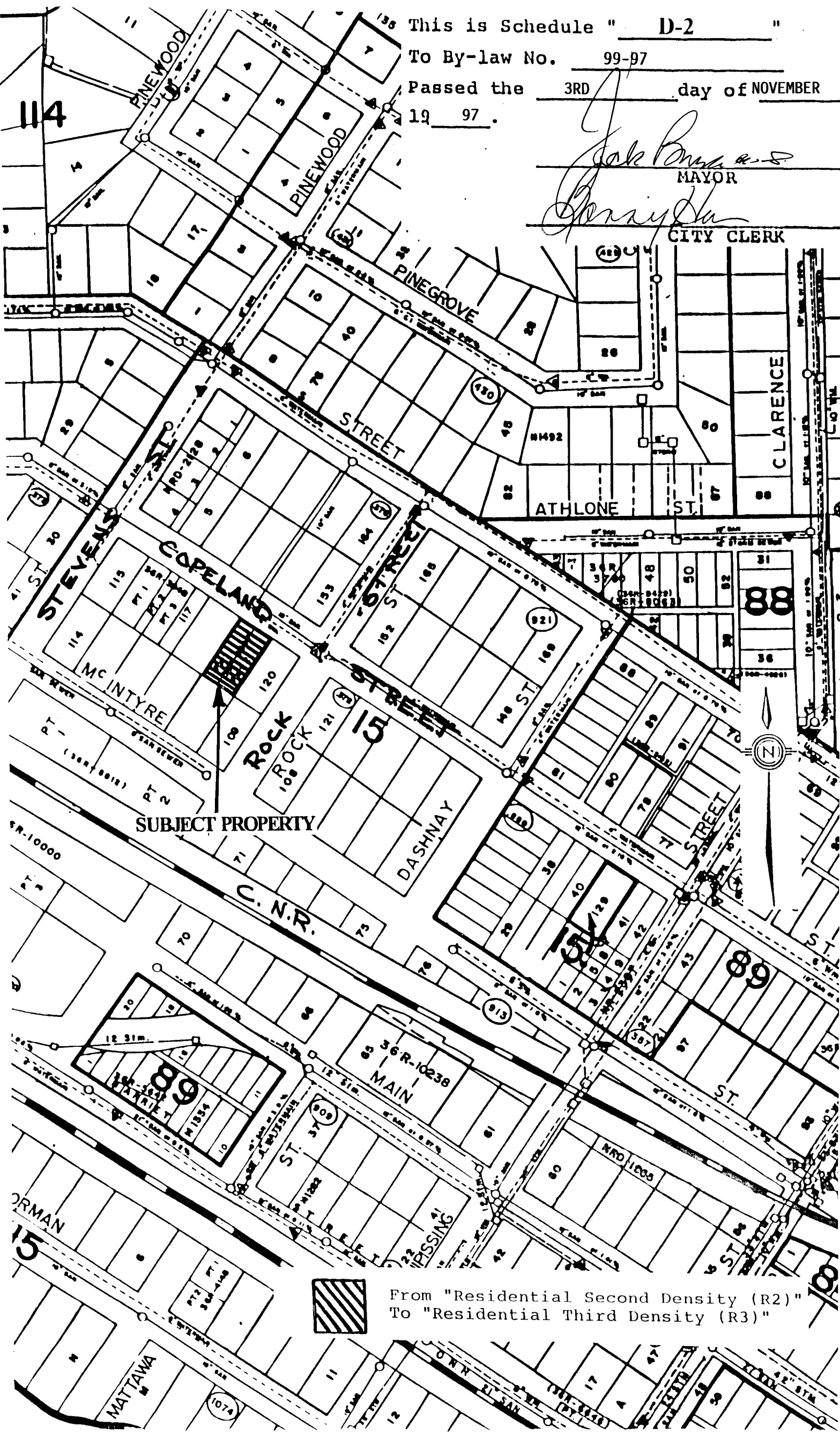
This is Schedule " D-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER

19 97.

Jack Brown
MAYOR
Conry
CITY CLERK



SUBJECT PROPERTY



From "Residential Second Density (R2)"
To "Residential Third Density (R3)"

This is Schedule " E-1 "

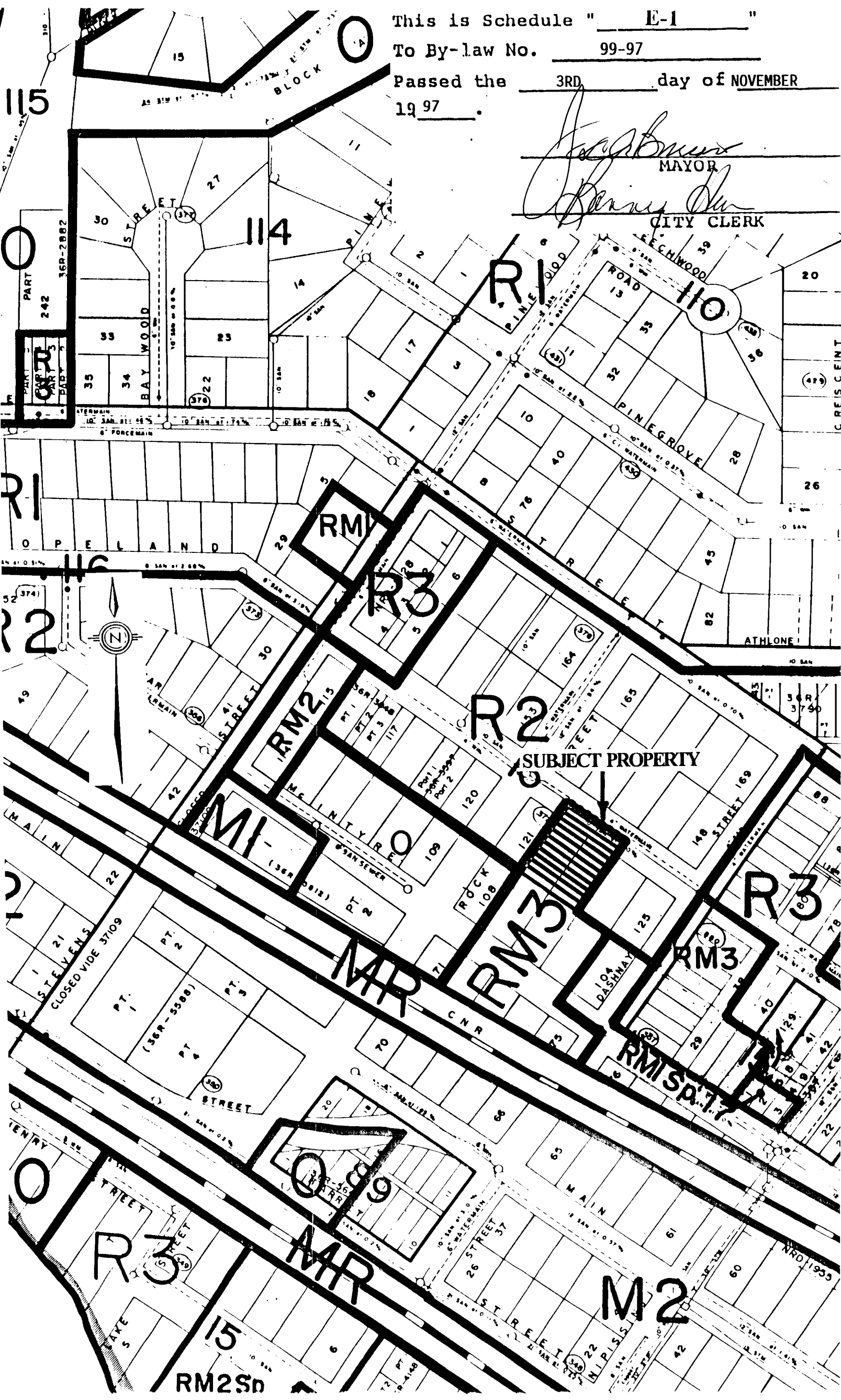
To By-law No. 99-97

Passed the 3RD day of NOVEMBER

1997

J. J. Brown
MAYOR

Dennis J. O'Connell
CITY CLERK

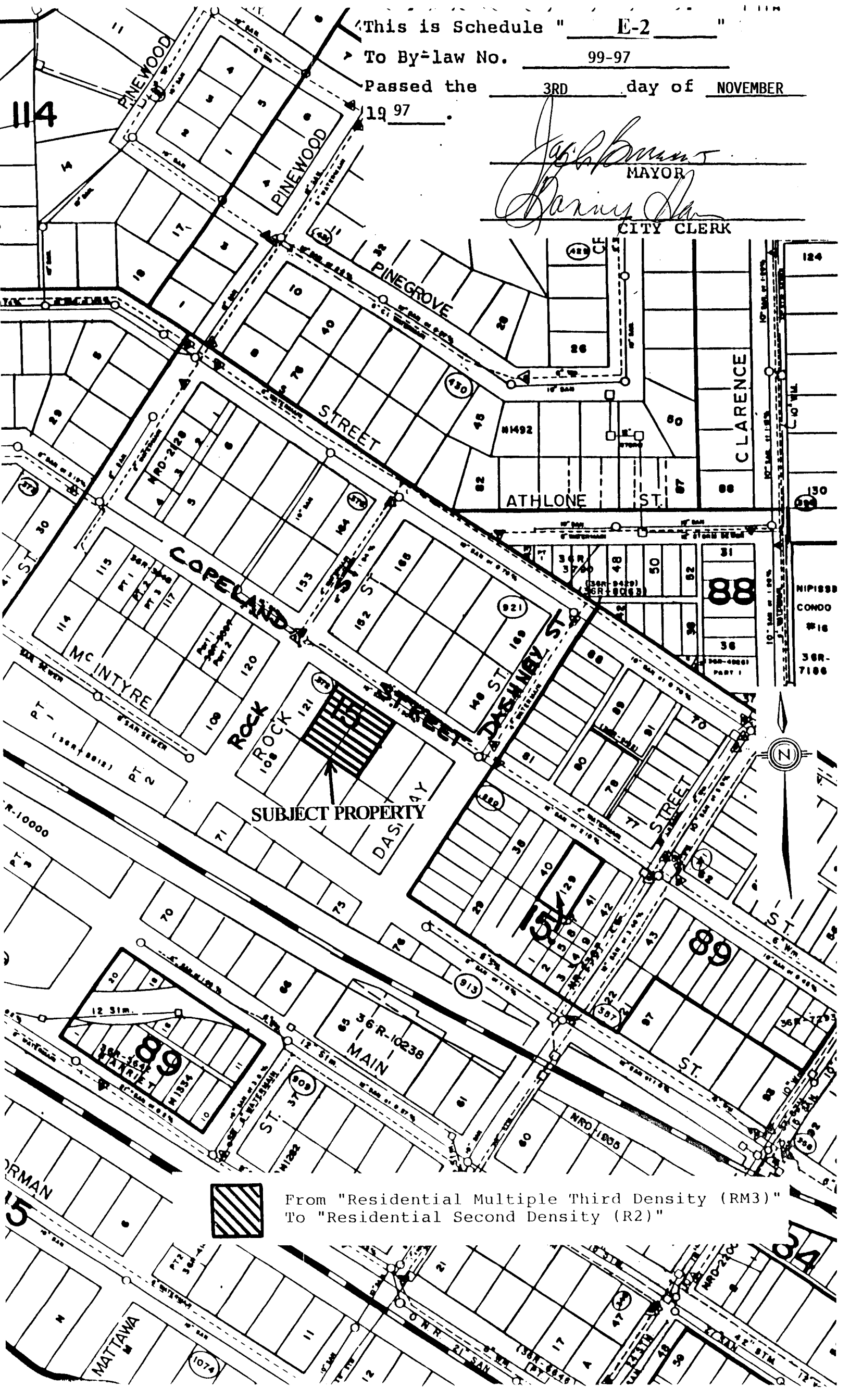


This is Schedule " E-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER 19 97

John Brown
MAYOR
Dorothy
CITY CLERK



From "Residential Multiple Third Density (RM3)"
To "Residential Second Density (R2)"

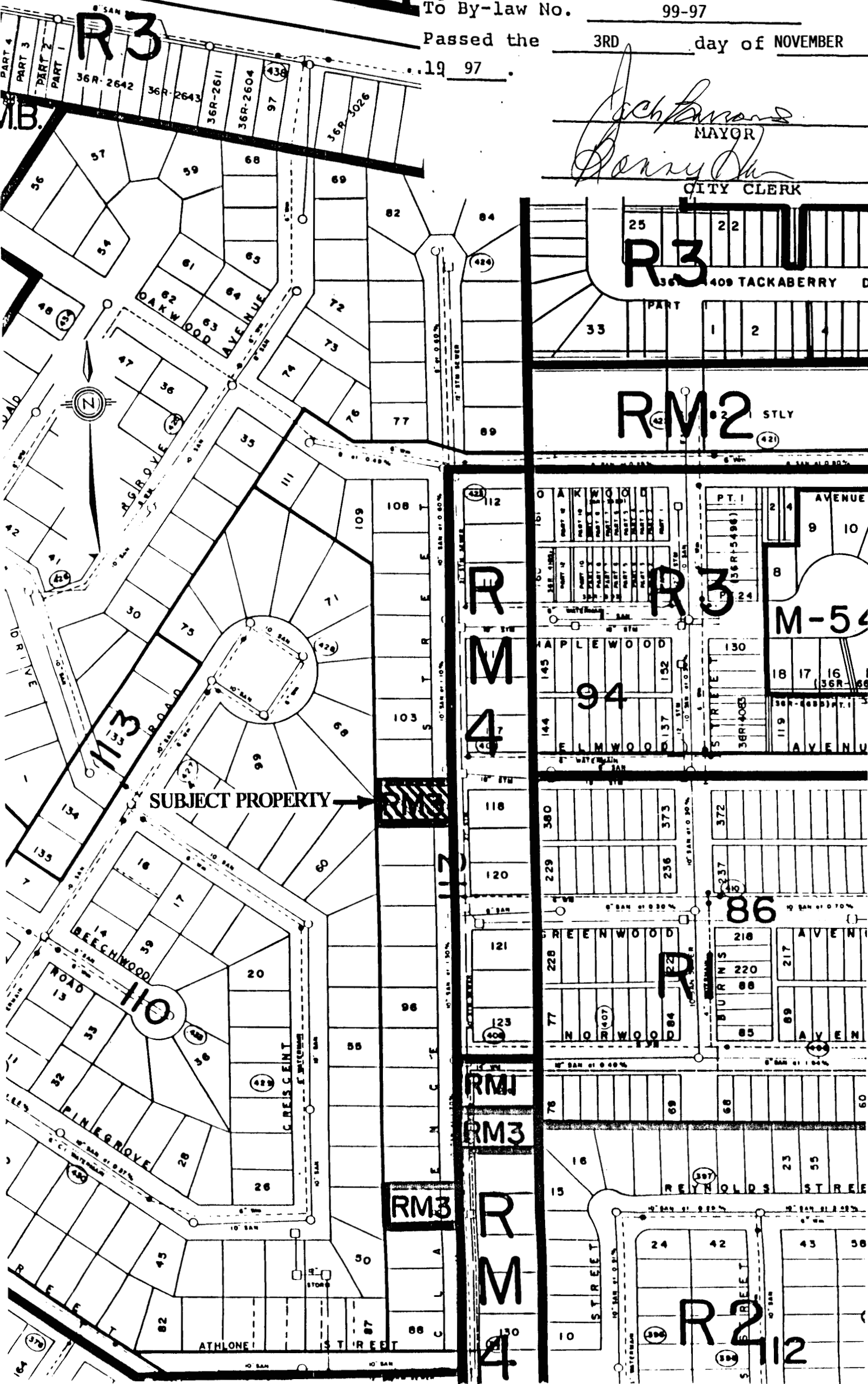
This is Schedule " F-1 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER

19 97

John ...
MAYOR
Dorothy ...
CITY CLERK



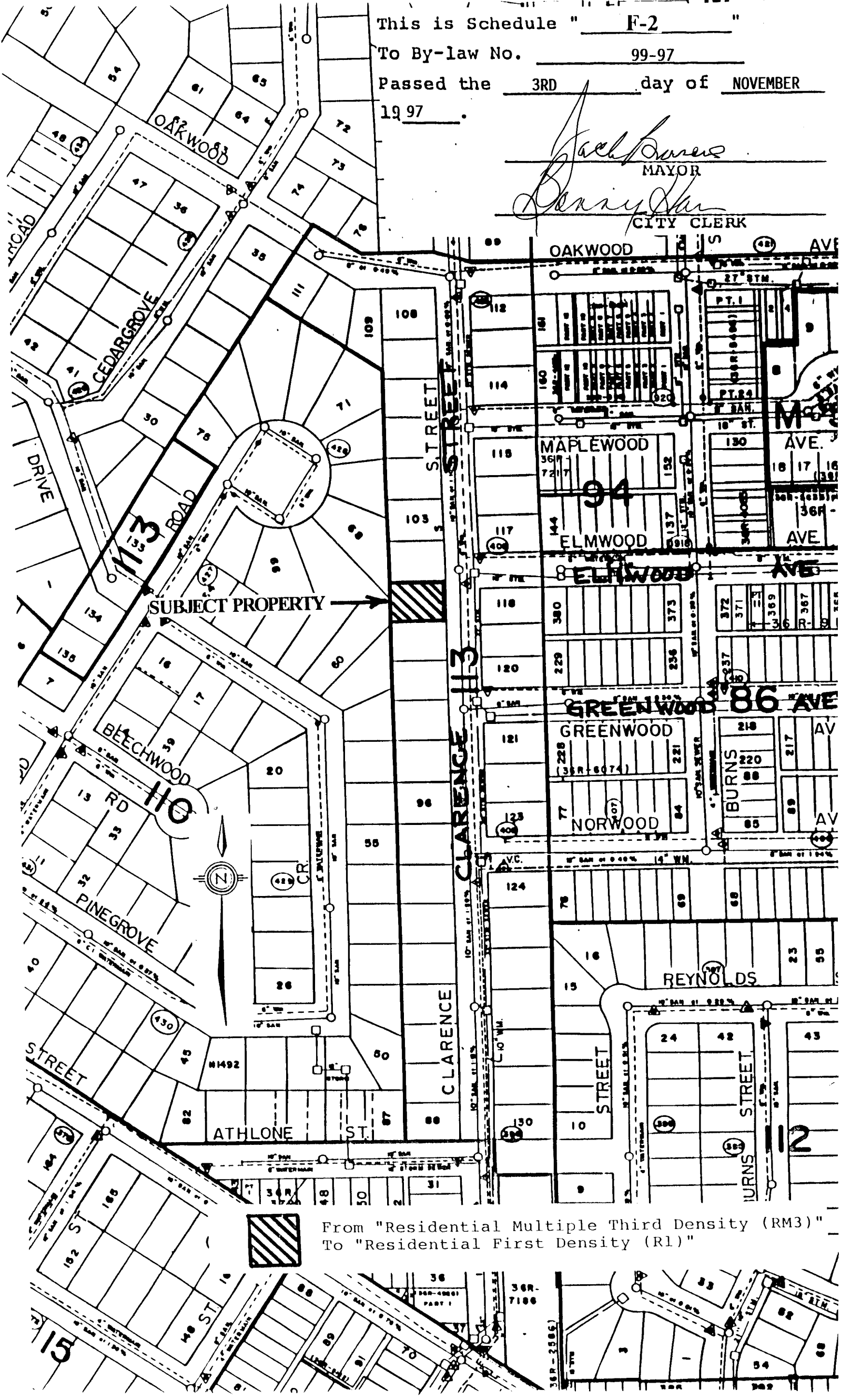
This is Schedule " F-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER

1997

Jack Burns
MAYOR
Denny
CITY CLERK



SUBJECT PROPERTY →

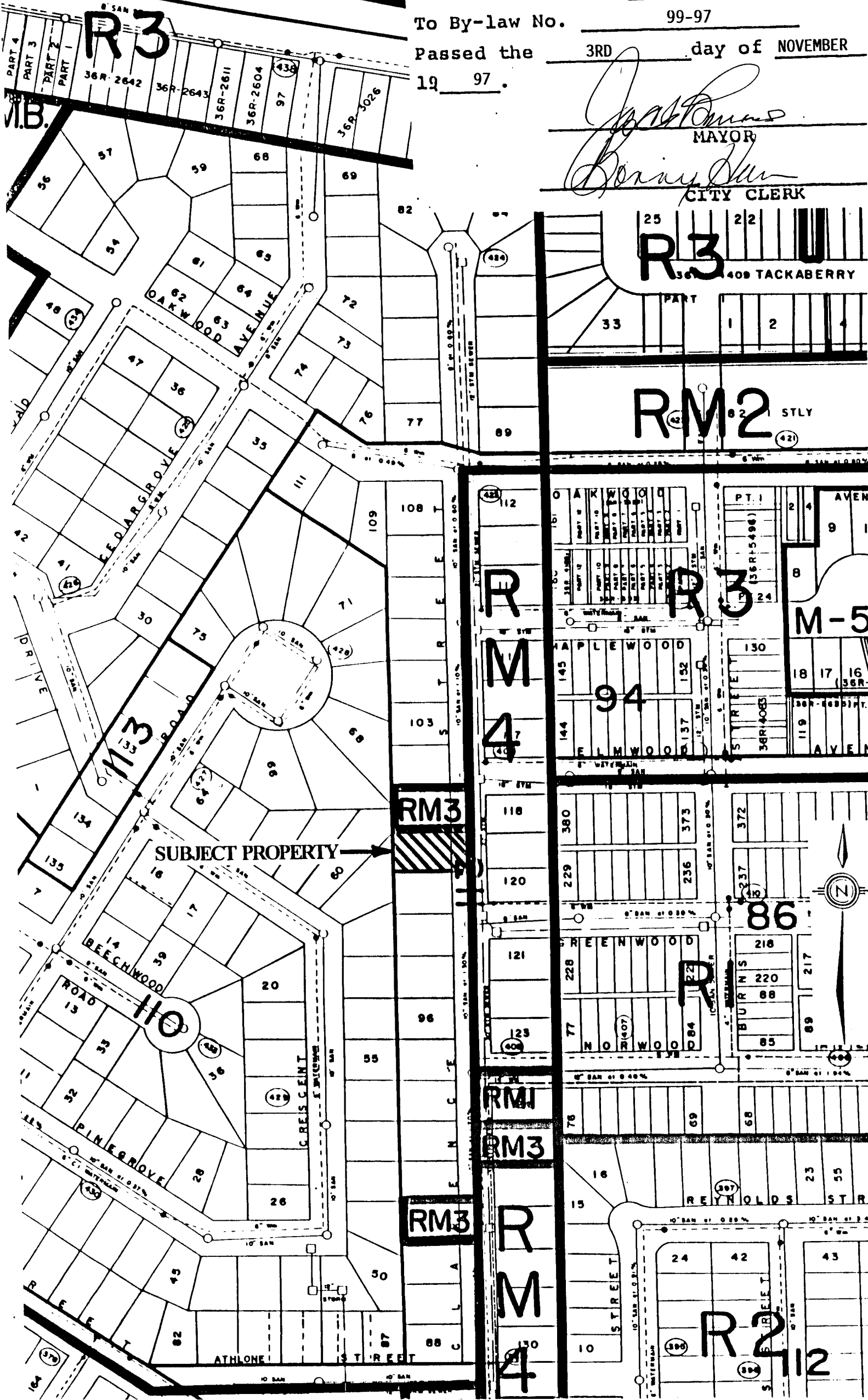
From "Residential Multiple Third Density (RM3)"
To "Residential First Density (R1)"

This is Schedule " G-1 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97.

John Thomas
MAYOR
Bonny Lee
CITY CLERK



R3

R3

RM2

RM4

R3

M-5

RM3

SUBJECT PROPERTY

86

RM1

RM3

RM3

RM4

R2

112

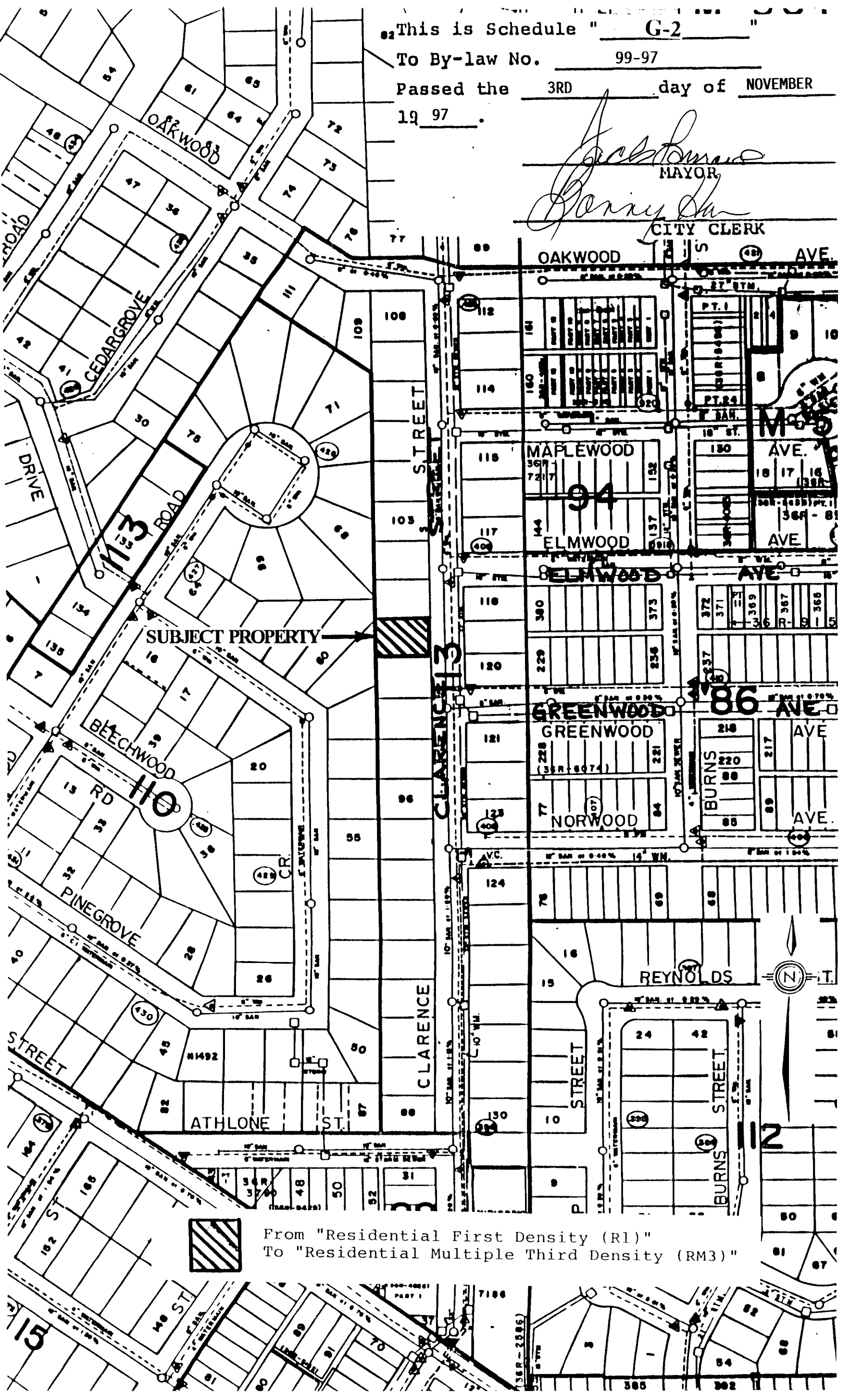
This is Schedule " G-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97 .

Jack Thomas
MAYOR

Penny Dan
CITY CLERK



SUBJECT PROPERTY



From "Residential First Density (R1)"
To "Residential Multiple Third Density (RM3)"

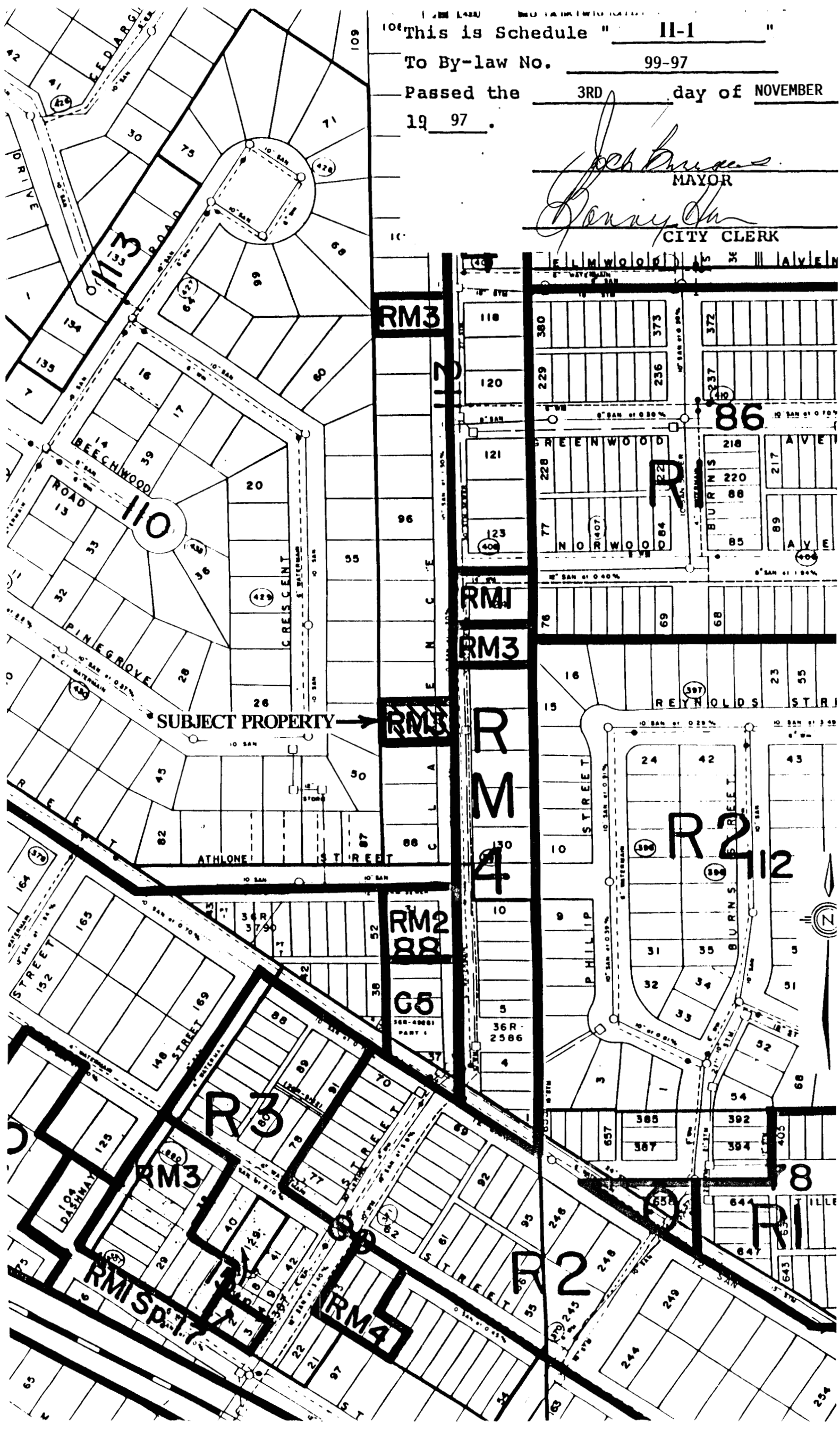
This is Schedule " II-1 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER
19 97.

John Burgess
MAYOR

Dorothy
CITY CLERK

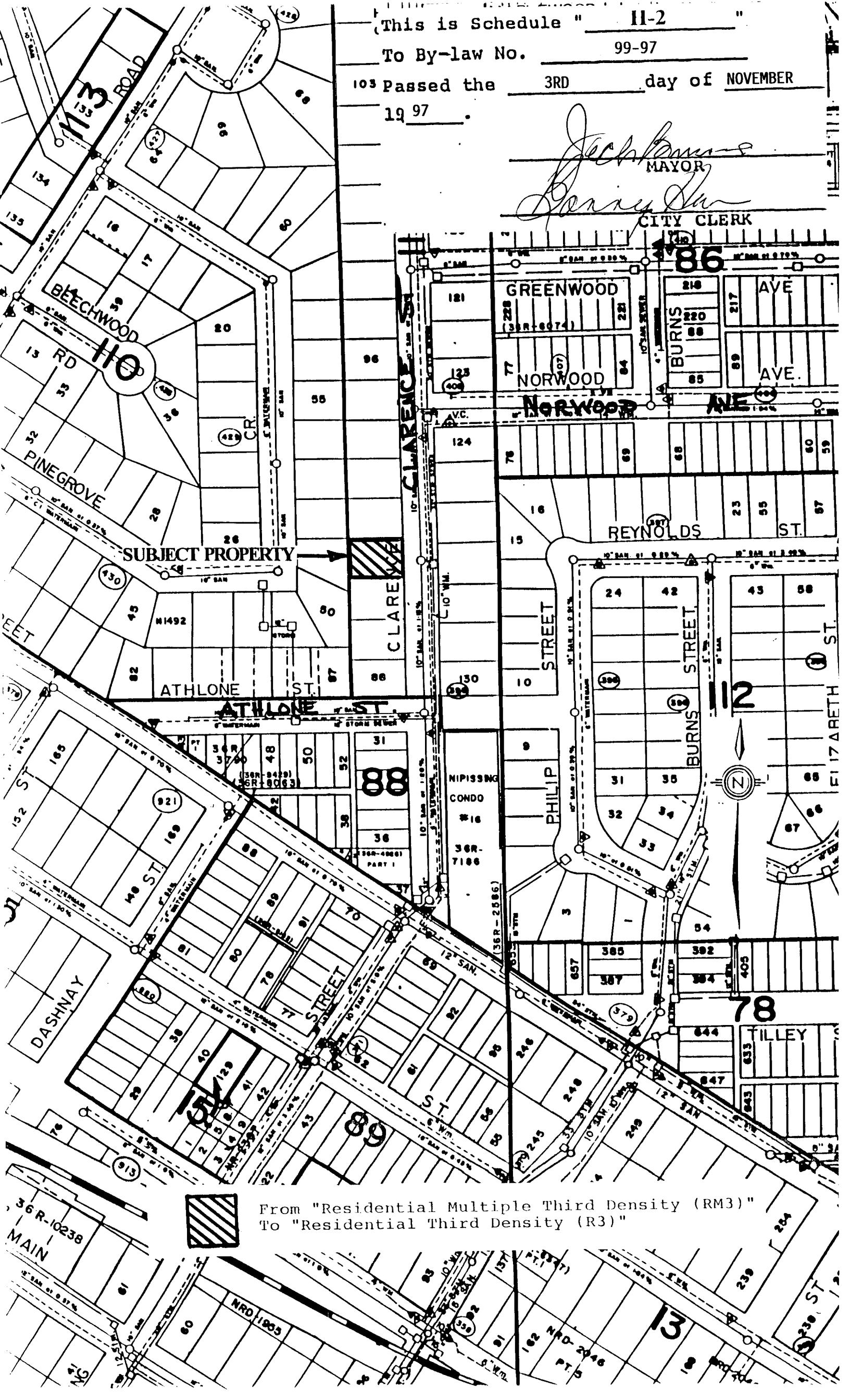


This is Schedule " 11-2 "

To By-law No. 99-97

103 Passed the 3RD day of NOVEMBER
19 97

Jack Thomas
MAYOR
Lorrie Sun
CITY CLERK



SUBJECT PROPERTY



From "Residential Multiple Third Density (RM3)"
To "Residential Third Density (R3)"

36 R-10238
MAIN

NRO 1805

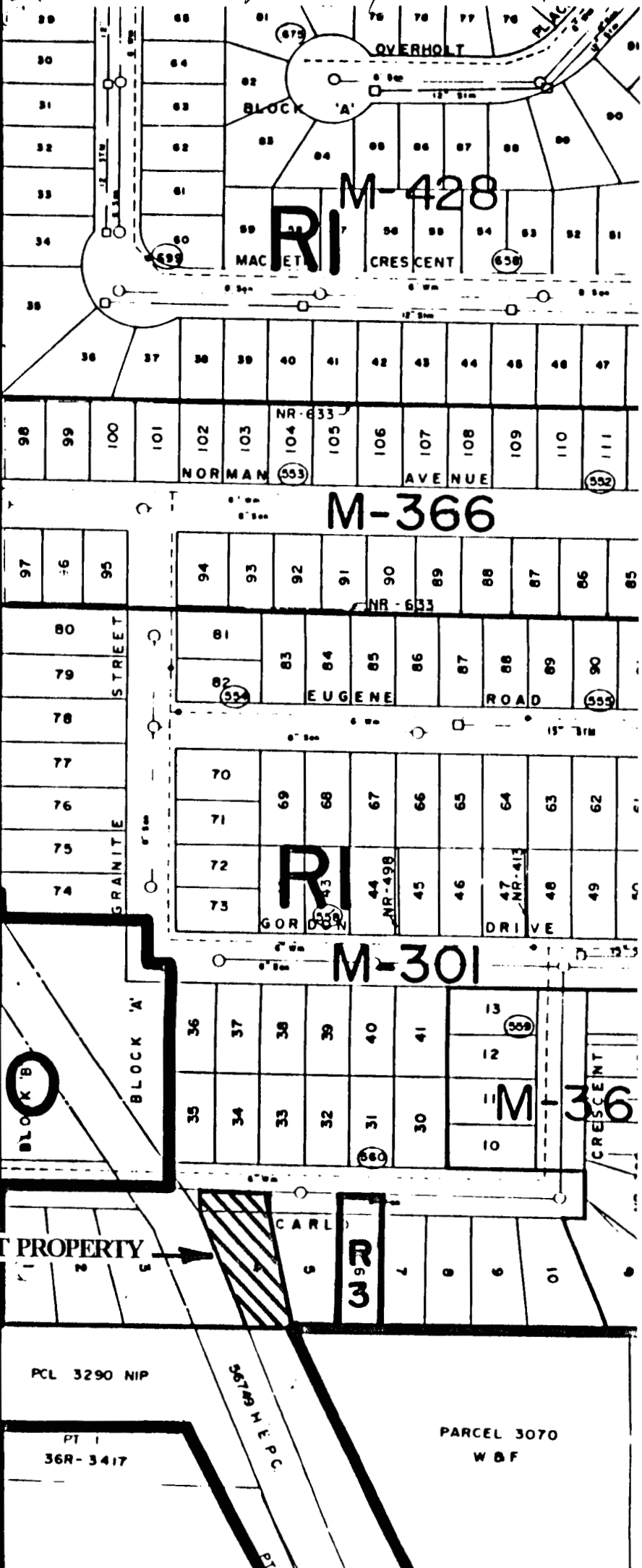
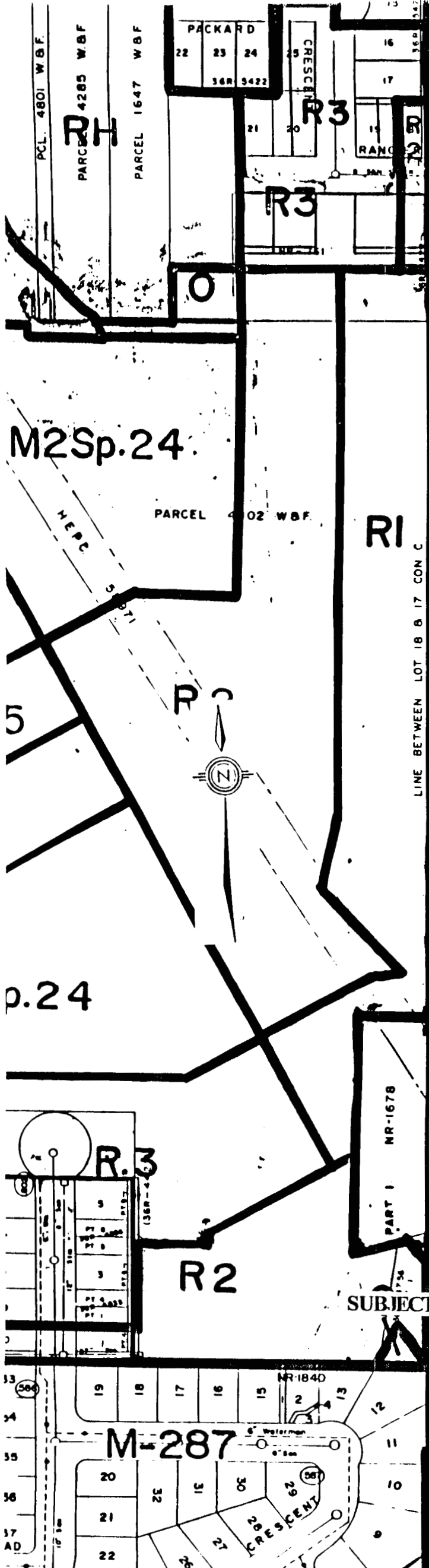
162 NRO-2046
PT. 5

13

230 ST

This is Schedule " 1-1 "
To By-law No. 99-97
Passed the 3RD day of NOVEMBER
1997.

Jack Brown
MAYOR
Henry Van
CITY CLERK



SUBJECT PROPERTY →

397

PCL 3290 NIP

PT 1
36R-3417

PARCEL 3070
WBF

This is Schedule " 1-2 "

To By-law No. 99-97

Passed the 3RD day of NOVEMBER 19 97 .

Jack Busse
MAYOR

Denny Dan
CITY CLERK

98 99 100 101 102 103 104 105 106 107 108 109 110 111
NORMAN AVENUE

M-366

97 96 95 94 93 92 91 90 89 88 87 86 85

80 79 78 77 76 75 74
ST. GRANITE
81 83 84 85 86 87 88 89 90 91
EUGENE ROAD

70 71 72 73 42 43 44 45 46 47 48 49 50
GORDON DRIVE

GORDON M-301 DRIVE

36 37 38 39 40 41 13 12 10 11
BLOCK 'A' BLOCK 'B'
M-36

CARLO CR.

1 2 3 4 5 6 7 8 9 10 11 12 13
CARLO

PCL 3290 NIP

PT. SUBJECT PROPERTY (36R - 3417)

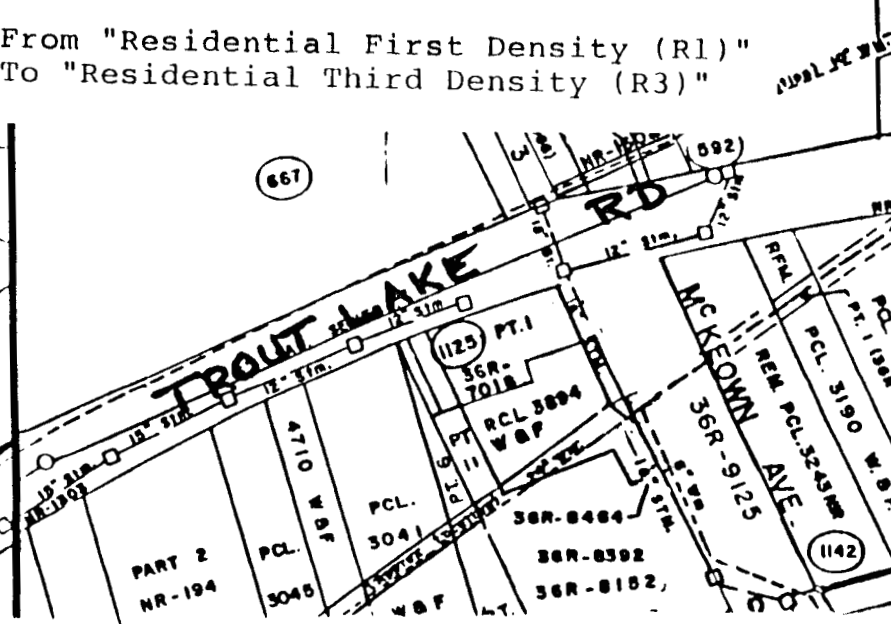
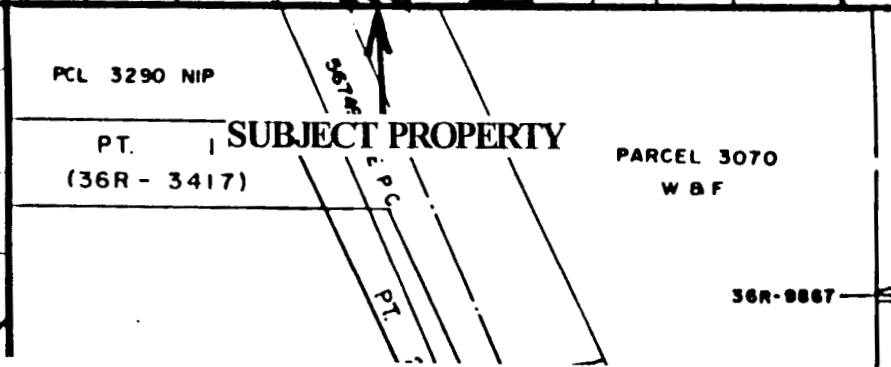
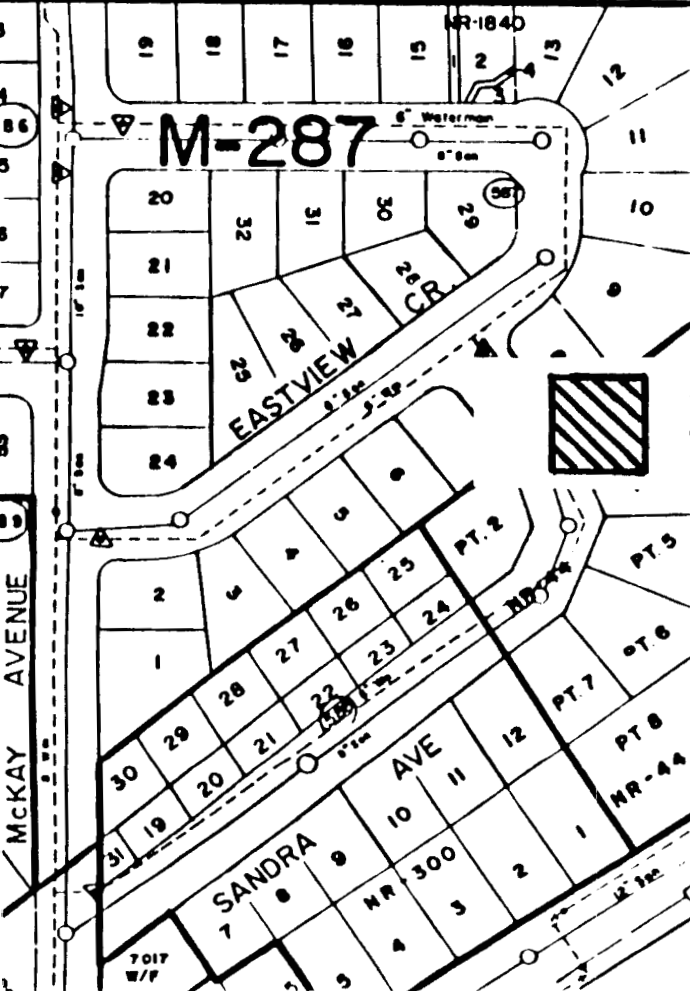
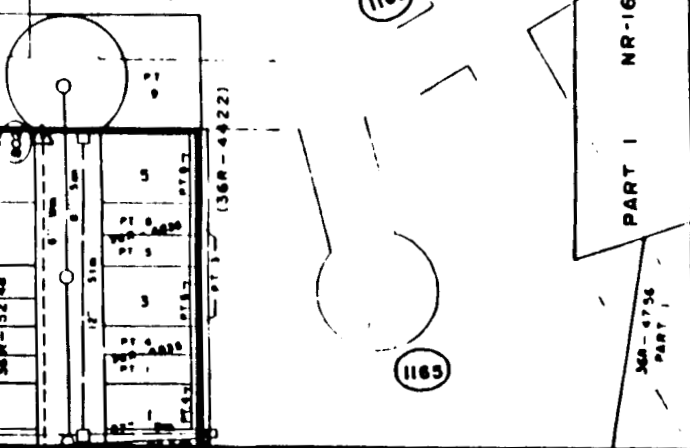
PARCEL 3070 WBF

36R-8867

From "Residential First Density (R1)"
To "Residential Third Density (R3)"

PARCEL 4802 WBF
M.E.P.C. 58971

LINE BETWEEN LOT 16 & 17 CON C



This is Schedule " J-1 "

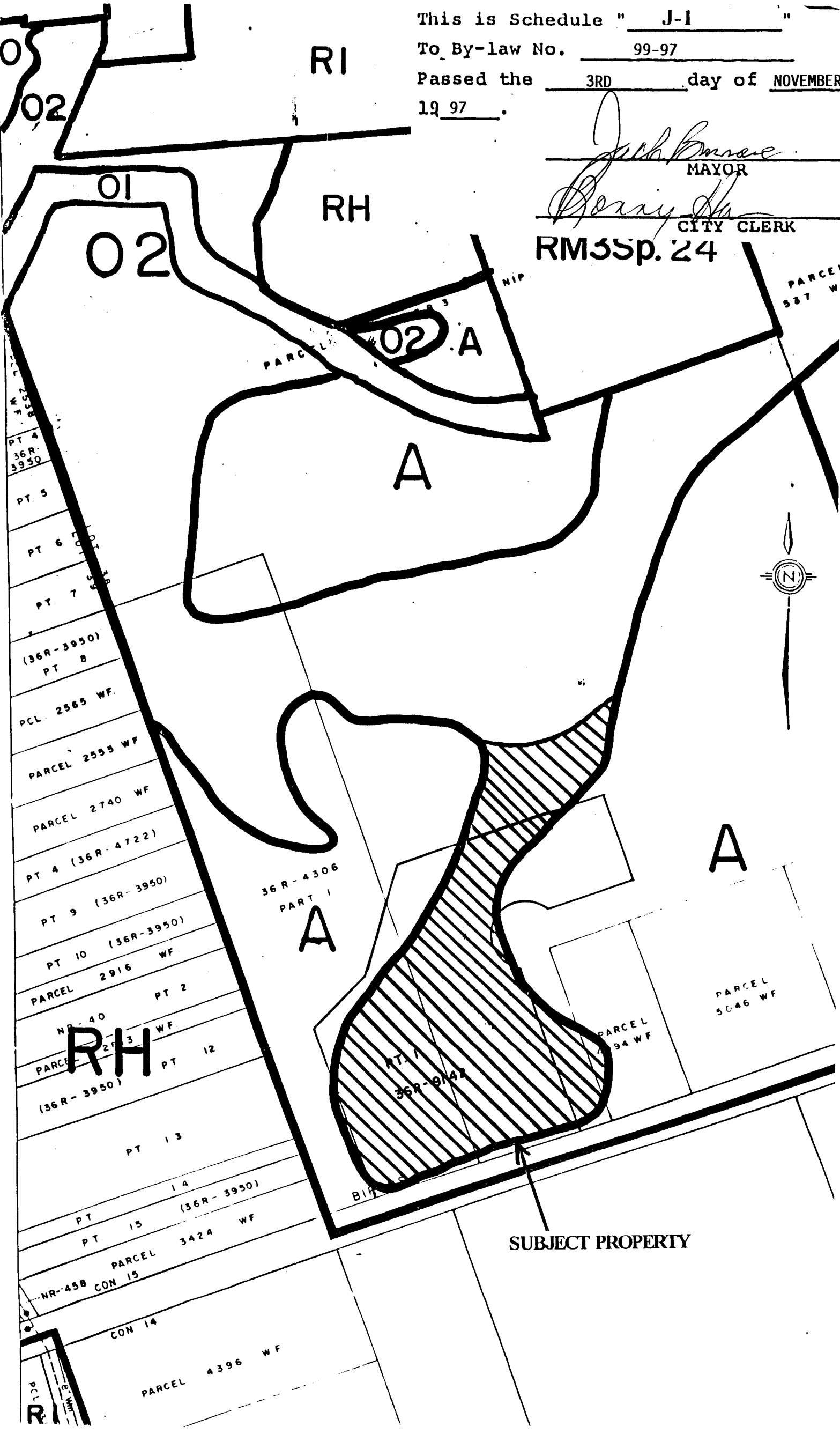
To By-law No. 99-97

Passed the 3RD day of NOVEMBER 19 97 .

Jack B...
MAYOR

Berry...
CITY CLERK

RM3Sp. 24



01
02

RI

01

RH

02

02 A

A

A

A

RH

PT. 1
36R-9142

SUBJECT PROPERTY

PARCEL
587 W

PT 4
36R-3950

PT 5

PT 6

PT 7

(36R-3950)
PT 8

PCL. 2585 WF.

PARCEL 2559 WF

PARCEL 2740 WF

PT 4 (36R-4722)

PT 9 (36R-3950)

PT 10 (36R-3950)

PARCEL 2916 WF

NR-40
PT 2

PARCEL 3424 WF

(36R-3950)
PT 12

PT 13

PT 14 (36R-3950)

PT 15

NR-458 CON 15
PARCEL 3424 WF

CON 14

PARCEL 4396 WF

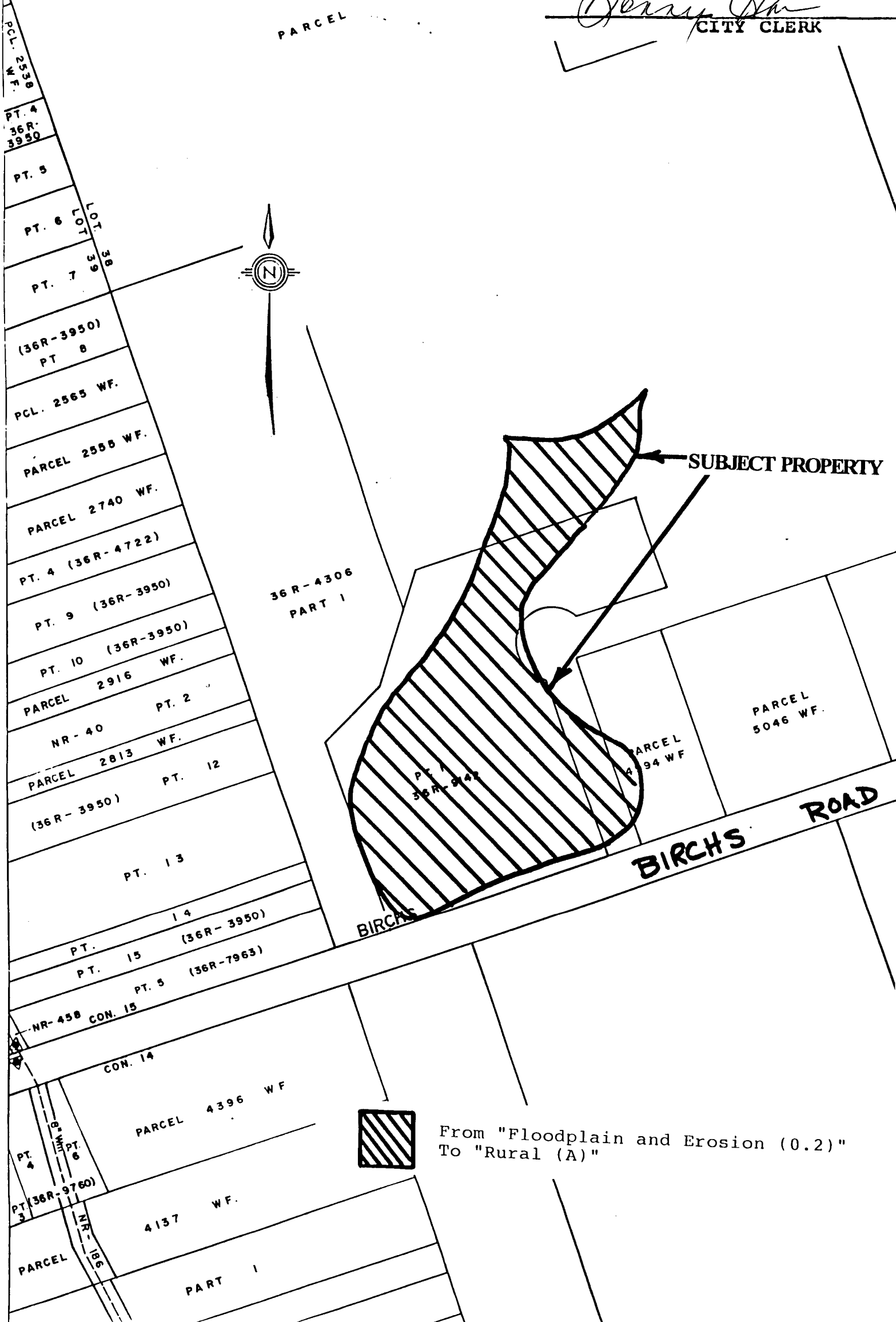


To By-law No. 99-97

Passed the 3RD day of NOVEMBER 19 97 .

Jeth B...
MAYOR

Benny...
CITY CLERK



SUBJECT PROPERTY

36R-4306
PART 1

PARCEL
5046 WF.

BIRCHS ROAD



From "Floodplain and Erosion (0.2)"
To "Rural (A)"