

The Corporation of the City of North Bay

By-Law No. 2026-50

**Being a By-Law to Amend Zoning By-Law No. 2015-30
To Rezone Certain Lands on Highway 17 East from a
"Rural (A)" Zone to a "Restricted Industrial (M4)"
Zone and a "Restricted Industrial Holding (M4H)" Zone**

Claude St. Pierre – 0 Highway 17 East (Unaddressed)

Whereas the owner of the subject property has initiated an amendment to the Zoning 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 held at least one public meeting after due notice for the purpose of informing the public of this By-Law;

And Whereas it is deemed desirable to amend the zone designation shown on Schedules "B-54" and "B-63" of Zoning By-Law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Community Services Committee Report 2026-09 adopted by Council on Tuesday, July 14, 2026, by Resolution No. 2026-212 to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedules "B-54" and "B-63" of By-Law No. 2015-30 are amended by changing the zoning designation of portions of the property shown on Schedule "A" attached hereto (which property is more particularly described in Schedule "B" to By-Law No. 2026-050), shown as hatched on Schedule A attached hereto from a "Rural (A)" Zone to a "Restricted Industrial (M4)" Zone and a "Restricted Industrial Holding (M4H)" Zone.
- 2) All buildings or structures erected or altered and the use of land in such "Restricted Industrial (M4)" zone shall conform to all applicable provisions of By-Law No. 2015-30 of The Corporation of the City of North Bay.
- 3) The Holding Zone provision shall be applied to the lands zoned "Restricted Industrial Holding (M4H)" zone. Prior to the removal of the holding zone provisions, or to allow any specific permitted use, the following conditions must be satisfied:
 - a. The applicant shall provide an Environmental Impact Study and implement any recommendations forthcoming from the Environmental Impact Study development demonstrating that there will be no negative impacts to Provincially Significant Wetlands on the subject property or within its vicinity at no expense to the City of North Bay.

- 4) Notice of the passing of this By-Law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 5) Any notice of appeal of this By-Law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out the objection to the By-Law and the reasons in support of the objection and shall be accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6.
- 6) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 5 of this By-Law, then this By-Law shall be deemed to have come into force on the day it was passed.
- 7) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 5 of this By-Law, then this By-Law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, whereupon the By-Law shall be deemed to have come into force on the day it was passed.

Read a First Time in Open Council the 14th day of July, 2026.

Read a Second Time in Open Council the 14th day of July, 2026.

Read a Third Time in Open Council and Passed this 14th day of July, 2026.

Mayor Peter Chirico

City Clerk Karen McIsaac

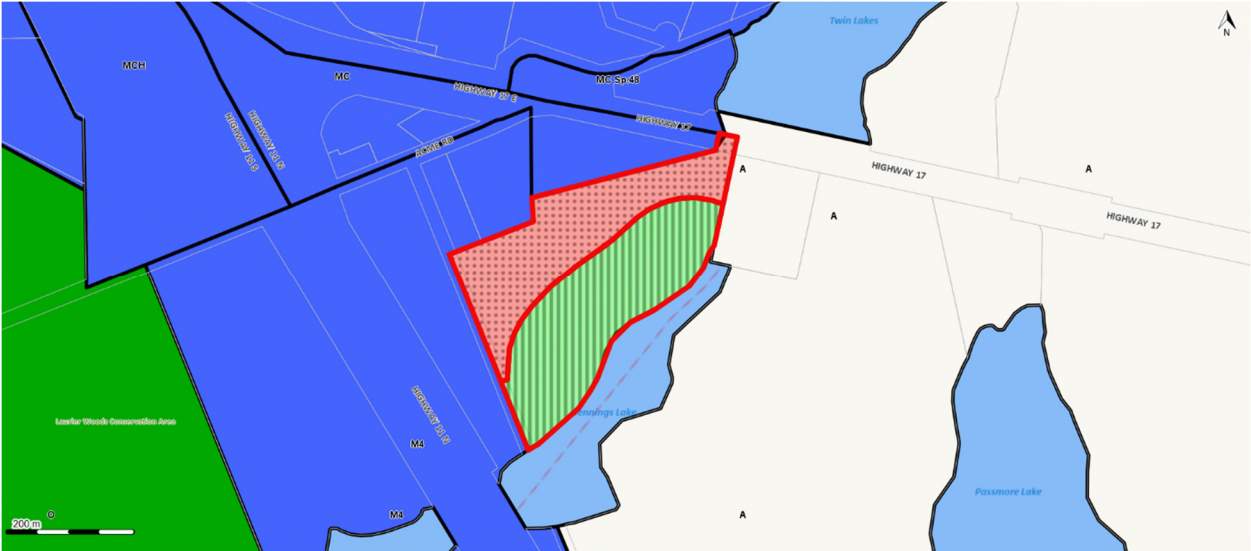
Schedule A

This is Schedule “A”
To By-Law No. 2026-50

Passed the 14th day of July 2026

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend

-  – from a “Rural (A)” Zone to a “Restricted Industrial (M4)” Zone
-  – from a “Rural (A)” Zone to a “Restricted Industrial Holding (M4H)” Zone

Schedule B

This is Schedule "B"
To By-Law No. 2026-50

Passed the 14th day of July 2026

Mayor Peter Chirico

City Clerk Karen McIsaac

PIN 49181-0015 (LT)

PCL 1451 SEC WF; PT LT 33 CON 18 WEST FERRIS; PT LT 34 CON 18 WEST FERRIS AS IN LT38695, EXCEPT LT39839, LT45584, LT52117, LT54034, LT59813 AS AMENDED BY LT70093 & EXCEPT LT69065, LT69981, LT69982, LT72557, LT73764, LT74460, PT 1 NR1860, PT 1, 2, 3 36R5009 (SRO); S/T LT44533; NORTH BAY ; DISTRICT OF NIPISSING

PIN 49181-0006 (LT)

PCL 14732 SEC WF; PT LT 34 CON 18 WEST FERRIS PT 4 & 5 36R5009; S/T LT44533; NORTH BAY ; DISTRICT OF NIPISSING