

**The Corporation of the City of North Bay**

**By-Law No. 2026-027**

**A By-law to Amend Zoning By-Law No. 2015-30 to include the R6 Zone to allow for Additional Dwelling Unit Policies within the City of North Bay.**

**Whereas** the Council of the Corporation of the City of North Bay has permitted Additional Dwelling Units through 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 regulations 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 No. 2026-04 on May 5, 2026, Resolution No. 2026-114 to approve this rezoning;

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

- 1) Amend Table 5B – Low Density Residential Regulations by adding the following column to the existing Table 5B after R6 – Semi-Detached Dwelling to include the following:

<b>Zone</b>	<b>Use</b>	<b>Minimum Lot Area (M<sup>2</sup>) per dwelling unit</b>	<b>Minimum Lot Frontage (M)</b>	<b>Maximum Lot Coverage</b>	<b>Maximum Height (Storeys)</b>	<b>Front Yard Setback (m)</b>	<b>Interior Side Yard Setback (m)</b>	<b>Exterior Side Yard Setback (m)</b>	<b>Rear Yard Setback (m)</b>	<b>Other Provisions</b>
<b>R6</b>	<b>Single Detached Dwelling</b>	<b>270</b>	<b>10.5</b>	<b>45%</b>	<b>2.5</b>	<b>6</b>	<b>1.2(1)(3)</b>	<b>3(4)</b>	<b>7.5</b>	<b>(13)</b>

2) Amend the Special Provisions for Table 5B (Low Density Residential Regulations) to include a new special provision (13), which says the following:

13. A new **Single detached dwelling** must contain a minimum of one Additional Dwelling Unit (ADU) within the primary structure

- 3) 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.
- 4) This By-law is in conformity with the City of North Bay's Official Plan.

Read a First Time in Open Council the 5th day of May, 2026.

Read a Second Time in Open Council the 5th day of May, 2026.

Read a Third Time in Open Council and Passed this 5th day of May, 2026.

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Mayor Peter Chirico

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City Clerk Karen McIsaac