

The Corporation of the City of North Bay

By-Law No. 2025-105

**A By-Law to Amend Zoning By-Law No. 2015-30 to Rezone
Certain lands on Lansdowne Avenue from a "Residential
Multiple Second Density Special No.46 (RM2 Sp.46)" Zone to a
"Residential Fifth Density Special No.155 (R5 Sp.155)" Zone**

2804612 Ontario Inc. – 340 Lansdowne Avenue

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 Schedule "B-43" and "B-44" 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. 2025-16 adopted by Council on the 9th day of December, 2025 by Resolution No. 2025-421 to approve this rezoning;

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

- 1) Schedule "B-43" and "B-44" of By-Law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto and legally described on Appendix "A" attached hereto, from a "Residential Multiple Second Density Special No.46 (RM2 Sp.46)" zone to a "Residential Fifth Density Special No.155 (R5 Sp.155)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Fifth Density Special No.155 (R5 Sp.155)" zone shall conform to all applicable provisions of By-Law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11 of By-Law No. 2015-30 is amended by inserting at the end thereof the following Section 11.1.155:
"11.1.155 "Residential Fifth Density Special No.155 (R5 Sp.155)"
zone

11.1.155.1 The property description of this "Residential Fifth Density Special No.155 (R5 Sp.155)" zone is PIN 49157-0308 (LT) PCL 18330 SEC WF; PT LANE PL M177 WIDDIFIELD PT 1 & 2, 36R9240; NORTH BAY ; DISTRICT OF NIPISSING PIN 49157-0317 (LT) PCL 2861 SEC WF; LT 742 PL M177

WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING PIN 49157-0318 (LT) PCL 1452 SEC WF; LT 743-744 PL M177
WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING PIN 49157-0319 (LT) PCL 769 SEC WF; LT 745 PL M177
WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING PIN 49157-0320 (LT) PCL 768 SEC WF; LT 746 PL M177
WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING PIN 49157-0895 (LT) PART LANE PLAN M177 WIDDIFIELD, PART 1 36R15351 (CLOSED BY BY-LAW 2025-24 AS IN BS247497); S/T BS248415; CITY OF NORTH BAY along Lansdowne Avenue in the City of North Bay as shown on the attached Schedule and on Schedule "B-43" and "B-44".

11.1.155.2 The regulations for this "Residential Fifth Density Special No.155 (R5 Sp.155)" are as follows:

- (i) Lot 742 as shown on Schedule "B" attached hereto would have a minimum lot frontage of 9m for a single detached dwelling; and
- (ii) Lots 743 and 746 as shown on Schedule "B" would have a minimum side yard setback of 1.2m for a two-storey building.

11.1.155.3 The use of land or building in this "Residential Fifth Density Special No.155 (R5 Sp.155)" shall conform to all other regulations of this By-Law, except as hereby expressly varied."

- 4) Section 11 of By-Law No. 2015-30 is further amended by deleting Section 11.1.46 in its entirety.
- 5) Section 11 of By-Law No. 2015-30 is further amended by inserting ""Residential Fifth Density Special No.155 (R5 Sp.155)" zone" as shown on Schedule "B" to this By-Law.
- 6) 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.
- 7) 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.
- 8) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 7 of this By-Law, then this By-Law shall be deemed to have come into force on the day it was passed.

- 9) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 7 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 9th day of December 2025.

Read a Second Time in Open Council the 9th day of December 2025.

Read a Third Time in Open Council and Passed this 9th day of December 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac

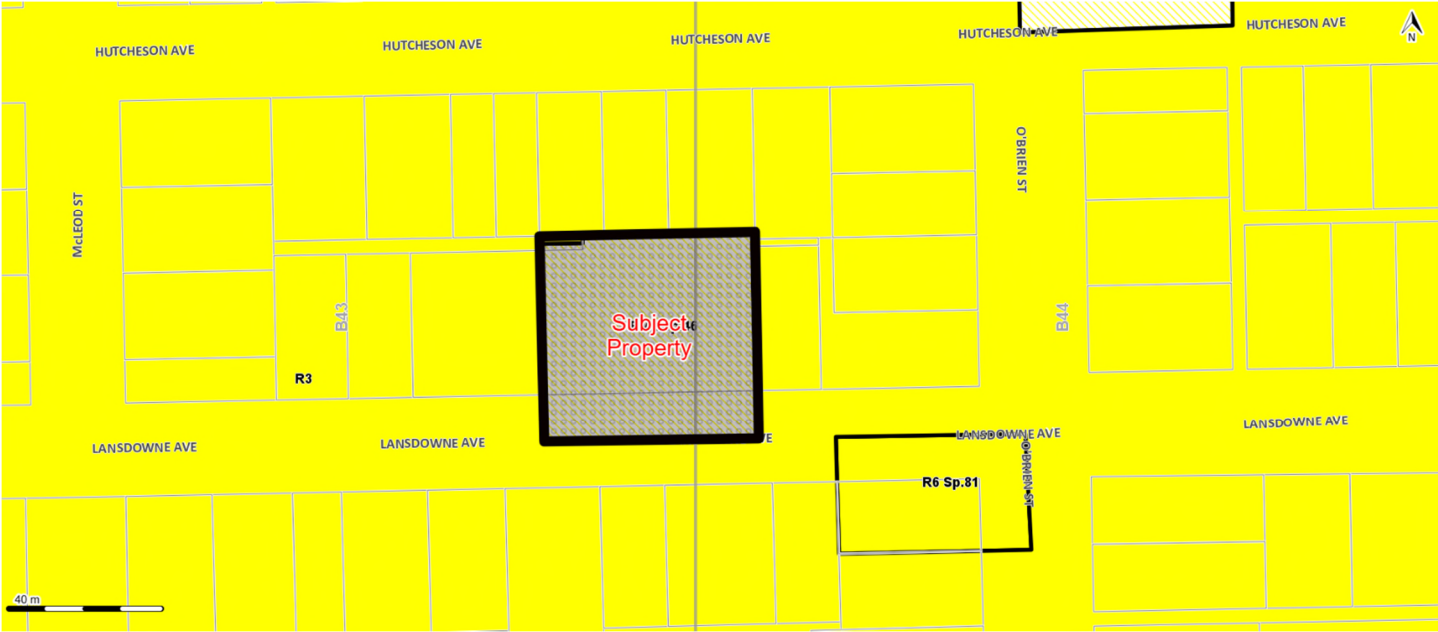
Schedule A

This is Schedule "A"
To By-Law No. 2025-105

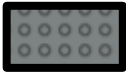
Passed the 9th day of December, 2025

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend



– from a "Residential Multiple Second Density Special No.46 (RM2 Sp.46)" Zone to a "Residential Fifth Density Special No.155 (R5 Sp.155)" Zone

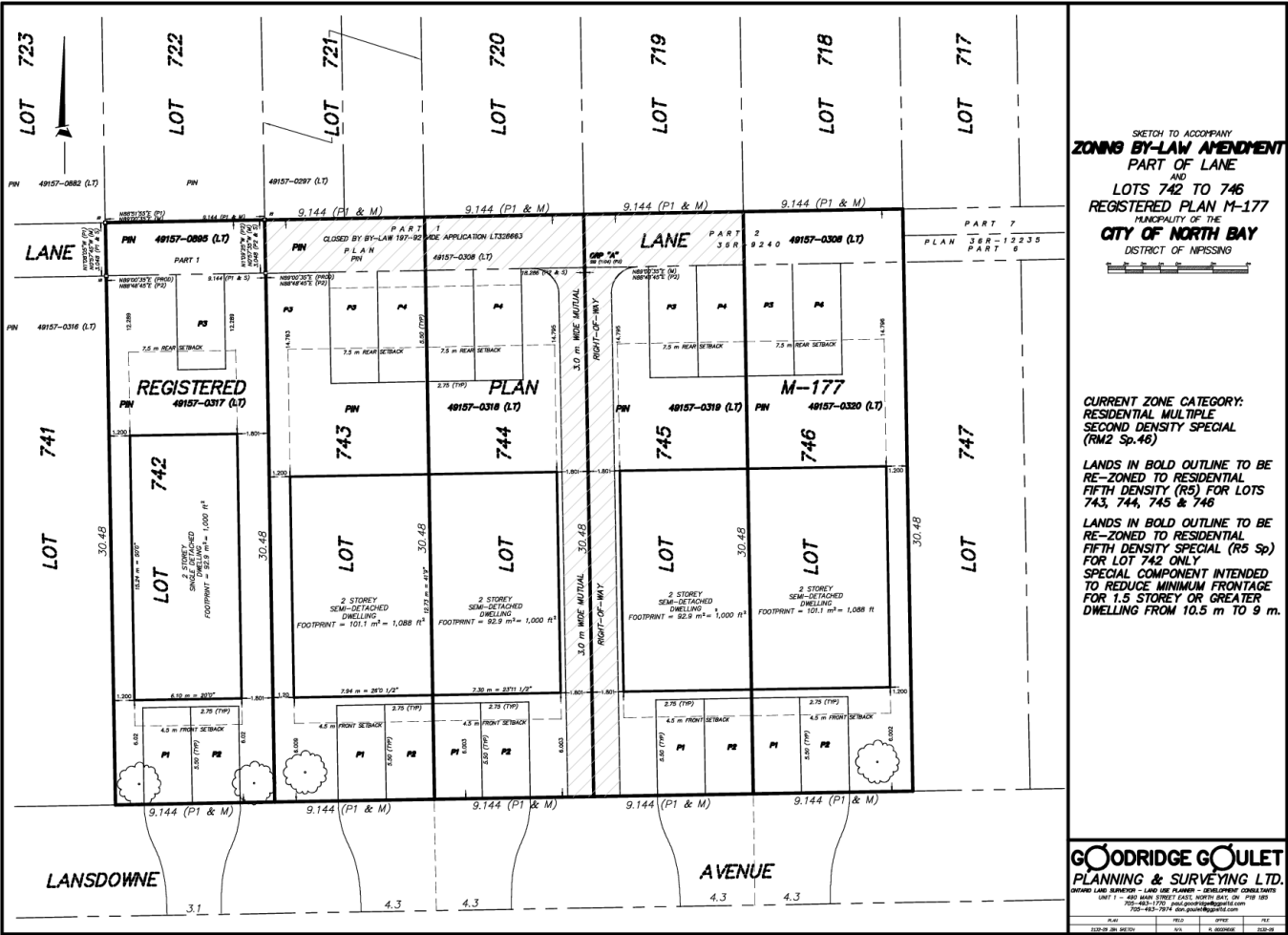
Schedule B

This is Schedule “B”
To By-Law No. 2025-105

Passed the 9th Day of December, 2025

Mayor Peter Chirico

City Clerk Karen McIsaac



Appendix A

PIN 49157-0308 (LT)

PCL 18330 SEC WF; PT LANE PL M177 WIDDIFIELD PT 1 & 2, 36R9240; NORTH BAY ; DISTRICT OF NIPISSING

PIN 49157-0317 (LT)

PCL 2861 SEC WF; LT 742 PL M177 WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING

PIN 49157-0318 (LT)

PCL 1452 SEC WF; LT 743-744 PL M177 WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING

PIN 49157-0319 (LT)

PCL 769 SEC WF; LT 745 PL M177 WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING

PIN 49157-0320 (LT)

PCL 768 SEC WF; LT 746 PL M177 WIDDIFIELD; NORTH BAY ; DISTRICT OF NIPISSING

PIN 49157-0895 (LT)

PART LANE PLAN M177 WIDDIFIELD, PART 1 36R15351 (CLOSED BY BY-LAW 2025-24 AS IN BS247497); S/T BS248415; CITY OF NORTH BAY