

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

**By-Law No. 2024-61**

**A By-Law to Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Bunting Drive from a "Residential Second Density (R2)" Zone and a "Residential Third Density (R3)" Zone to a "Residential Third Density Special No.150 (R3 Sp.150)" Zone**

**Intrigo Holdings Limited – 0 Bunting Drive**

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-72" 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 2024-12 adopted by Council on Tuesday, August 13, 2024 by Resolution No. 2024-225 to approve this rezoning;

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

- 1) Schedule "B-72" of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as a portion of PIN 49175-0421 (LT) Part of Lot 38, Concession 15, West Ferris, Being Parts 3, 4, 5, 6 AND 7 on Plan 36R -8060 Save and except Parts 19 TO 23 On Plan 36R -8759, Part 2 on Plan 36R-12876, Plan 36M-589; Subject to an Easement as in LT260688; Subject to an Easement Over Part 6 ON Plan 36R-8060 as in LT260688; City of North Bay), shown as hatched on Schedule A attached hereto from a "Residential Second Density (R2)" zone and a "Residential Third Density (R3)" zone to a "Residential Third Density Special No.150 (R3 Sp.150)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Third Density Special No.150 (R3 Sp.150)" 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 11.1.150:

"11.1.150 "Residential Third Density Special No.150 (R3 Sp.150)"

11.1.150.1 The property description of this "Residential Third Density Special No.150 (R3 Sp.150)" is PIN 49175-0421 (LT) Part of Lot 38, Concession 15, West Ferris, Being Parts 3, 4, 5, 6 AND 7 on Plan 36R -8060 Save and except Parts 19 TO 23 On Plan 36R -8759, Part 2 on Plan 36R-12876, Plan 36M-589; Subject to an Easement as in LT260688; Subject to an Easement Over Part 6 ON Plan 36R-8060 as in LT260688; City of North Bay along Bunting Drive in the City of North Bay as shown on the attached Schedule and on Schedule "B-72".

11.1.150.2 The regulations for this ""Residential Third Density Special No.150 (R3 Sp.150)" are as follows:

- (i) The minimum Lot Area per dwelling unit shall be 240 m<sup>2</sup>;

11.1.150.3 The use of land or building in this "Residential Third Density Special No.150 (R3 Sp.150)" 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 inserting "Residential Third Density Special No.150 (R3 Sp.150)" as shown on Schedule "B" to this By-law.
- 5) 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.
- 6) 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.

- 7) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 6 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 8) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 6 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 13th Day of August 2024.

Read a Second Time in Open Council the 13th Day of August 2024.

Read a Third Time in Open Council and Passed this 13th Day of August 2024.

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Mayor, Peter Chirico

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Deputy City Clerk Veronique Hie

# Schedule A

This is Schedule "A"  
To By-law No. 2024-061

Passed the 13th Day of August 2024

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Mayor Peter Chirico

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Deputy City Clerk Veronique Hie



## Legend



– From a “Residential Second Density (R2)” Zone to a “Residential Third Density Special No. 150 (R3 Sp.150)” Zone



– From a “Residential Third Density (R3)” Zone to a “Residential Third Density Special No. 150 (R3 Sp.150)”

# Schedule B

This is Schedule "B"  
To By-law No. 2024-061

Passed the 13th Day of August 2024

Mayor Peter Chirico

Deputy City Clerk Veronique Hie

