

The Corporation of the City of North Bay

By-Law No. 2026-64

Being a By-Law to Amend Zoning By-Law No. 2015-30 to Rezone Certain lands on Booth Road from a "Residential Third Density (R3)" Zone, a "Residential Holding (RH)" Zone and an "Open Space Special No.4" Zone to a "Residential Sixth Density Special No.160 (R6 Sp.160)" Zone and an amended "Open Space Special No. 4 (O Sp.4)" Zone

**1921281 Ontario Inc. – 0 Booth Road
(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 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 2026-12 on Tuesday, August 11th, 2026, by Resolution No. 2026-232 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 PIN 49176-0368 (LT) T LT 37 CON 16 West Ferris PT 1 36R12363; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a "Residential Third Density (R3)" Zone, a "Residential Holding (RH)" Zone and an "Open Space Special No.4" Zone to a "Residential Sixth Density Special No.160 (R6 Sp.160)" Zone and an amended "Open Space Special No.4 (O Sp.4)" Zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Sixth Density Special No.160 (R6 Sp.160)" Zone and "Open Space Special No.4 (O Sp.4)" 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 11.1.160:
"11.1.160 "Residential Sixth Density Special No.160 (R6 Sp.160)"
Zone
11.1.160.1 The property description of this "Residential Sixth Density

Special No.160 (R6 Sp.160)" Zone is portions of PIN 49176-0368 (LT) T LT 37 CON 16 West Ferris PT 1 36R12363; North Bay; District of Nipissing along Booth Road in the City of North Bay as shown on the attached Schedule and on Schedule "B-72".

11.1.160.2 The regulations for this "Residential Sixth Density Special No.160 (R6 Sp.160)" Zone" are as follows:

- (i) The minimum aisle width shall be 6.0 metres;
- (ii) The maximum number of Model Home Sales Offices shall be one (1);
- (iii) The minimum number of parking spaces may be provided within common elements of the proposed future development;
- (iv) The minimum rear yard setback for Building 10 (as shown on Schedule B to By-Law No. 2026-064) shall be 5.1 metres; and
- (v) The provision of amenity spaces may be placed within common elements of the proposed future development.

11.1.160.3 The use of land or building in this "Residential Sixth Density Special No.160 (R6 Sp.160)" Zone 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 amended by deleting the existing Section 11.6.4 and replacing it with the following:

"11.6.4 "Open Space Special No.4 (O Sp.4)" zone

11.6.4.1 The property description of this "Open Space Special No.4 (O Sp.4)" zone is portions of PIN 49176-0368 (LT) T LT 37 CON 16 West Ferris PT 1 36R12363; North Bay; District of Nipissing along Booth Road in the City of North Bay as shown on the attached Schedule and on Schedule "B-72".

11.6.4.2 No person shall use land, or use, erect, or construct any building or structure in this "Open Space Special No.4 (O Sp.4)" zone, except for the following uses:

- Recreational Uses; and
- Flood and Erosion Control Features

11.6.4.3 The use of land or building in this "Open Space Special No.4 (O Sp.4)" zone shall conform to all other regulations of this By-Law, except as hereby expressly varied."

- 5) Section 11 of By-Law No. 2015-30 is further amended by inserting "Residential Sixth Density Special No.160 (R6 Sp.160)" Zone and "Open Space Special No.4 (O Sp.4)" 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 11th day of August, 2026.

Read a Second Time in Open Council the 11th day of August, 2026.

Read a Third Time in Open Council and Passed this 11th day of August, 2026.

Mayor Peter Chirico

City Clerk Karen McIsaac

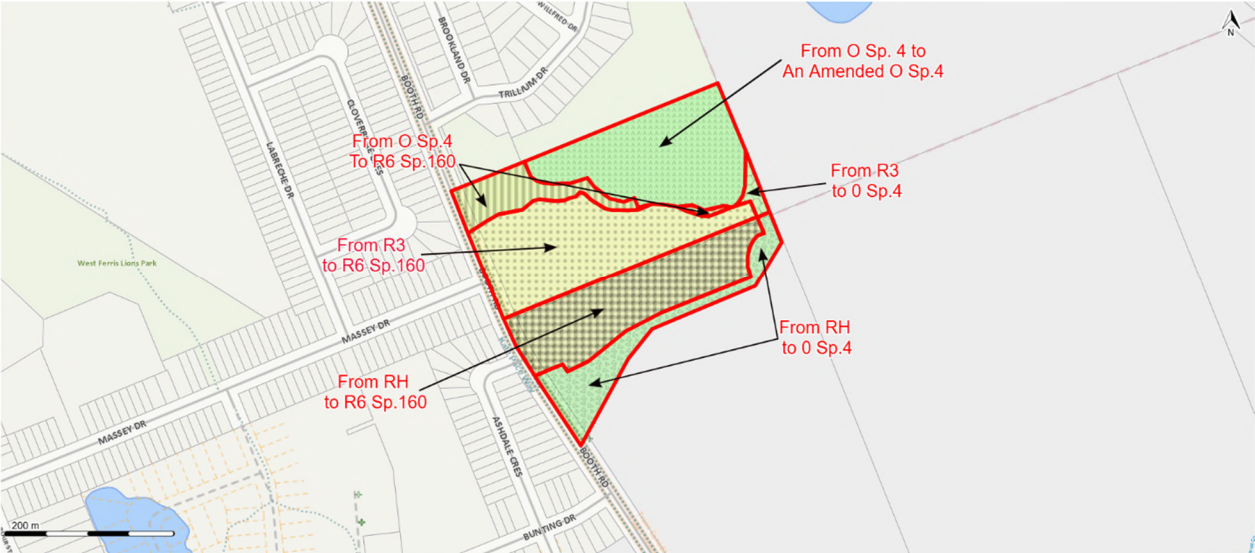
Schedule A

This is Schedule “A”
to By-Law No. 2026-64

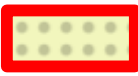
Passed the 11th day of August, 2026

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend

-  - From an “Open Space Special No.4 (O Sp.4)” Zone to a “Residential Sixth Density Special No.160 (R6 Sp.160)” Zone
-  - From a “Residential Third Density (R3)” Zone to “Residential Sixth Density Special No.160 (R6 Sp.160)” Zone
-  - From a “Residential Holding (RH)” Zone to a “Residential Sixth Density Special No.160 (R6 Sp.160)” Zone
-  - From an “Open Space Special No.4 (O Sp.4)” Zone to an amended “Open Space Special No.4 (O Sp.4)” Zone
-  - From a “Residential Third Density (R3)” Zone to an “Open Space Special No.4 (O Sp.4)” Zone
-  - From a “Residential Holding (RH)” Zone to an “Open Space Special No.4 (O Sp.4)” Zone

Schedule B

This is Schedule “B”
to By-Law No. 2026-64

Passed the 11th day of August, 2026

Mayor Peter Chirico

City Clerk Karen McIsaac

