

The Corporation of the City of North Bay

By-Law No. 2025-054

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Lakeshore Drive from a “Tourist Commercial (C7)” Zone to a “Residential Multiple First Density Special No. 154 (RM1 Sp. 154)” Zone

2839528 Ontario Inc. – 668 Lakeshore 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-80” 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 2025-07 adopted by Council on June 17, 2025 by Resolution No. 2025-215 to approve this rezoning;

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

- 1) Schedule “B-80” 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 49175-0088 (LT) PCL 2388 SEC WF; Firstly LT 292 PL M203 West Ferris; LT 293 PL M203 West Ferris; LT 294 PL M203 West Ferris; Secondly PT LT 39 CON 15 West Ferris; PT LT 40 CON 15 West Ferris as in LT49351 Except LT80240 & PT 4, 6 & 9, 36R6475; S/T LT95916 as amended by LT319115; S/T LT236352; North Bay ; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Tourist Commercial (C7)” Zone to a “Residential Multiple First Density Special No. 154 (RM1 Sp. 154)” Zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Multiple First Density Special No. 154 (RM1 Sp. 154)” 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 11.1.154:

"11.1.154 "Residential Multiple First Density Special No. 154 (RM1 Sp. 154)"
Zone

11.1.154.1 The property description of this "Residential Multiple First Density Special No. 154 (RM1 Sp. 154)" Zone is PIN 49175-0088 (LT) PCL 2388 SEC WF; Firstly LT 292 PL M203 West Ferris; LT 293 PL M203 West Ferris; LT 294 PL M203 West Ferris; Secondly PT LT 39 CON 15 West Ferris; PT LT 40 CON 15 West Ferris as in LT49351 Except LT80240 & PT 4, 6 & 9, 36R6475; S/T LT95916 as amended by LT319115; S/T LT236352; North Bay ; District of Nipissing along Lakeshore Drive in the City of North Bay as shown on the attached Schedule and on Schedule "B-80".

11.1.154.2 No person shall use land, erect or construct any building or structure in this "Residential Multiple First Density Special No. 154 (RM1 Sp. 154)" Zone except for the following uses:

- Apartment Dwellings to a maximum of five (5) units;
- All other uses permitted within the "Residential Multiple First Density (RM1)" zone.

11.1.154.2 The regulations for this "Residential Multiple First Density Special No. 154 (RM1 Sp. 154)" Zone are as follows:

- (i) The minimum Lot Frontage shall be 17 metres;
- (ii) The minimum Interior Side Yard Setback (northeastern property line) shall be 1.0 metres;
- (iii) The minimum Rear Yard Setback shall be 4.5 metres;
- (iv) The minimum Landscaping Buffer shall be 1.0 metres; and
- (v) The minimum Usable Open Space (% of Gross Floor Area) shall be 35%.

11.1.154.3 The use of land or building in this "Residential Multiple First Density Special No. 154 (RM1 Sp. 154)" 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 further amended by inserting “Residential Multiple First Density Special No. 154 (RM1 Sp. 154)” Zone 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 17th day of June, 2025.

Read a Second Time in Open Council the 17th day of June, 2025.

Read a Third Time in Open Council and Passed this 17th day of June, 2025.

Deputy Mayor Maggie Horsfield

City Clerk Karen McIsaac

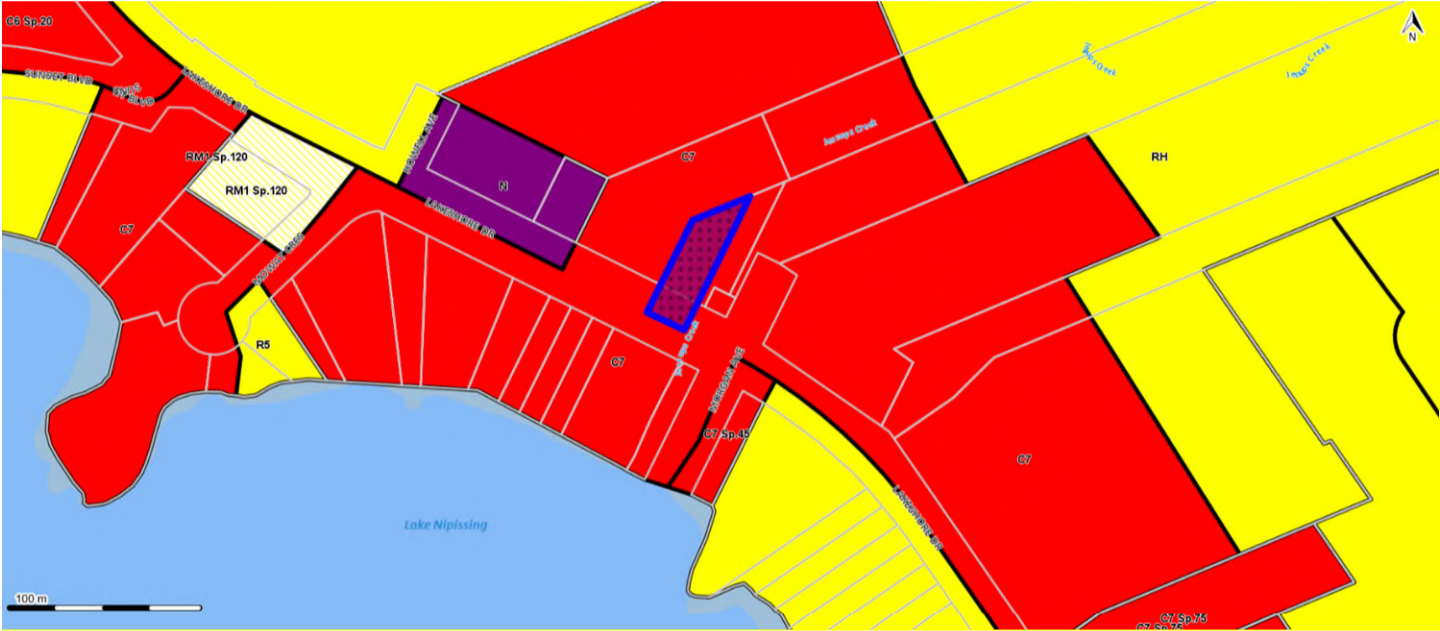
Schedule A

This is Schedule “A”
To By-law No. 2025-54

Passed the 17th day of June, 2025

Deputy Mayor Maggie Horsfield

City Clerk Karen McIsaac



Legend



– From a “Tourist Commercial (C7)” Zone to a “Residential Multiple First Density Special No.154 (RM1 Sp.154)” Zone

This is Schedule "B"
To By-law No. 2025-54

Passed the 17th day of June, 2025

Deputy Mayor Maggie Horsfield

City Clerk Karen McIsaac

