

The Corporation of the City of North Bay

By-Law No. 2024-42

A By-law to Amend Zoning By-Law No. 2015-30 to include Duplex and Triplex within the R6 Zone of the City of North Bay.

Whereas the Council of the Corporation of the City of North Bay has initiated amendments to the Zoning By-law to reinclude duplexes and triplexes within the Residential Sixth Density (R6) zone;

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;

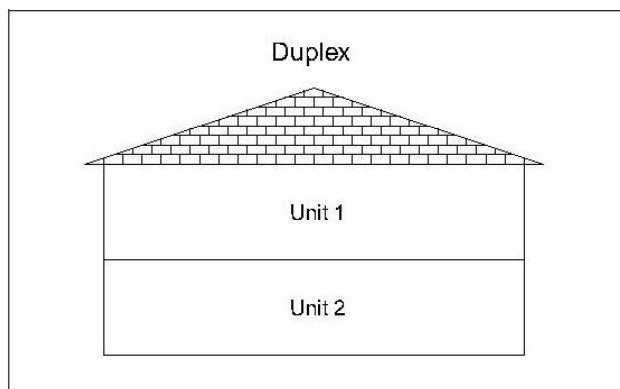
And Whereas Council passed Committee Report 2024-04 to approve this rezoning;

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

- 1) Section 2 – Definitions of Zoning By-law No. 2015-30 is amended by adding the following definitions after Dwelling, apartment:

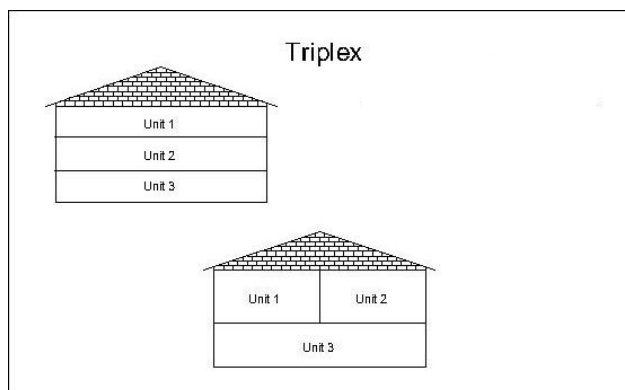
“Dwelling, duplex:

A separate **building** that is divided into two **dwelling units**, each of which has an independent entrance either directly to the outside or through a common vestibule.”



Dwelling, Triplex:

A **building** that is divided into three **dwelling units**, each of which has an independent entrance either directly to the outside or through a common vestibule, but shall not include a **townhouse**.



2) Section 3 – Amend Section 3.15 Permitted Encroachment in Yards to include Duplex and Triplex into the table:

Balconies	Front, Rear, and Exterior Side Yards for Single Detached, Semi-Detached, Duplex, Triplex, and Fourplex and Townhouses. Any Yard for all other residential buildings.	1.8m
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3) Section 4 – Amend Section 4.13 to add an additional column after the first column to add the following:

Use	Minimum Parking Required
Duplex, Triplex	3 parking spaces required in total for a duplex or triplex.

4) Section 5 – Amend Table 5A – Permitted Low Density Residential Uses to include Duplex Dwelling and Triplex Dwelling after ‘Semi-detached Dwelling’:

Use	R1	R2	R3	R4	R5	R6
Duplex Dwelling						X
Triplex Dwelling						X

5) Section 5 – Amend Table 5B – Low Density Residential Regulations to include Duplex and Triplex after ‘semi-detached dwelling’:

Zone	Use	Minimum Lot Area (M²) per dwelling unit	Minimum Lot Frontage (m)	Maximum Lot Coverage	Maximum Height (Storeys)	Front Yard Setback (m)	Interior Side Yard Setback (m)	Exterior Side Yard Setback (m)	Rear Yard Setback (m)	Other Provisions
R6	Duplex	135	10.5	45%	2.5	6	1.2(1)(3)	3(4)	7.5	N/A
R6	Triplex	90	10.5	45%	2.5	6	1.2(1)(3)	3(4)	7.5	N/A

Read a First Time in Open Council the 21st Day of May, 2024.

Read a Second Time in Open Council the 21st Day of May, 2024.

Read a Third Time in Open Council and Passed this 21st Day of May, 2024.

Mayor Peter Chirico

City Clerk Karen McIsaac