

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

## **By-Law No. 2025-63**

### **A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain Lands on Highway 11 North from an “Industrial Commercial (MC)” Zone to an “Industrial Commercial Special No.57 (MC Sp.57)” Zone**

#### **FGA Trades Inc. – 2890 Highway 11N**

**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-23” 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. 2025-09 adopted by Council on July 8, 2025 by Resolution No. 2025-241 to approve this rezoning;

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

- 1) Schedule “B-23” 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 49127-0587 (LT) PCL 3866 SEC WF; PT LT 21 CON A WIDDIFIELD AS IN LT61447 EXCEPT PT 1, NR1592 & PT 12, 36R8756; S/T LT344517; NORTH BAY ; DISTRICT OF NIPISSING), shown as hatched on Schedule A attached hereto from an “Industrial Commercial (MC)” Zone to an “Industrial Commercial Special No.57 (MC Sp.57)” Zone.
- 2) All buildings or structures erected or altered and the use of land in such “Industrial Commercial Special No.57 (MC Sp.57)” 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 11.3.57:  

"11.3.57      Industrial Commercial Special No.57 (MC Sp.57) Zone  
11.3.57.1    The property description of this “Industrial Commercial Special No.57 (MC Sp.57)” Zone is PIN 49127-0587 (LT) PCL 3866 SEC WF; PT LT 21 CON A WIDDIFIELD AS IN LT61447 EXCEPT PT 1,

NR1592 & PT 12, 36R8756; S/T LT344517; NORTH BAY ;

DISTRICT OF NIPISSING as shown on the attached Schedule and on Schedule "B-23".

11.3.57.2 No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special No.57 (MC Sp.57) Zone", except for the following uses:

- (i) Contractor's Yard
- (ii) Apartment Unit Within the Main Building for Use by an Essential Worker, Owner/Operator or Caretaker
- (iii) All other uses permitted in an "Industrial Commercial (MC)" zone

11.3.57.3 The use of land or building in this "Industrial Commercial Special No.57 (MC Sp.57) 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 "'Industrial Commercial Special No.57 (MC Sp.57) 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 8th Day of July, 2025.

Read a Second Time in Open Council the 8th Day of July, 2025.

Read a Third Time in Open Council and Passed this 8th Day of July, 2025.

\_\_\_\_\_  
Mayor Peter Chirico

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City Clerk Karen Mclsaac

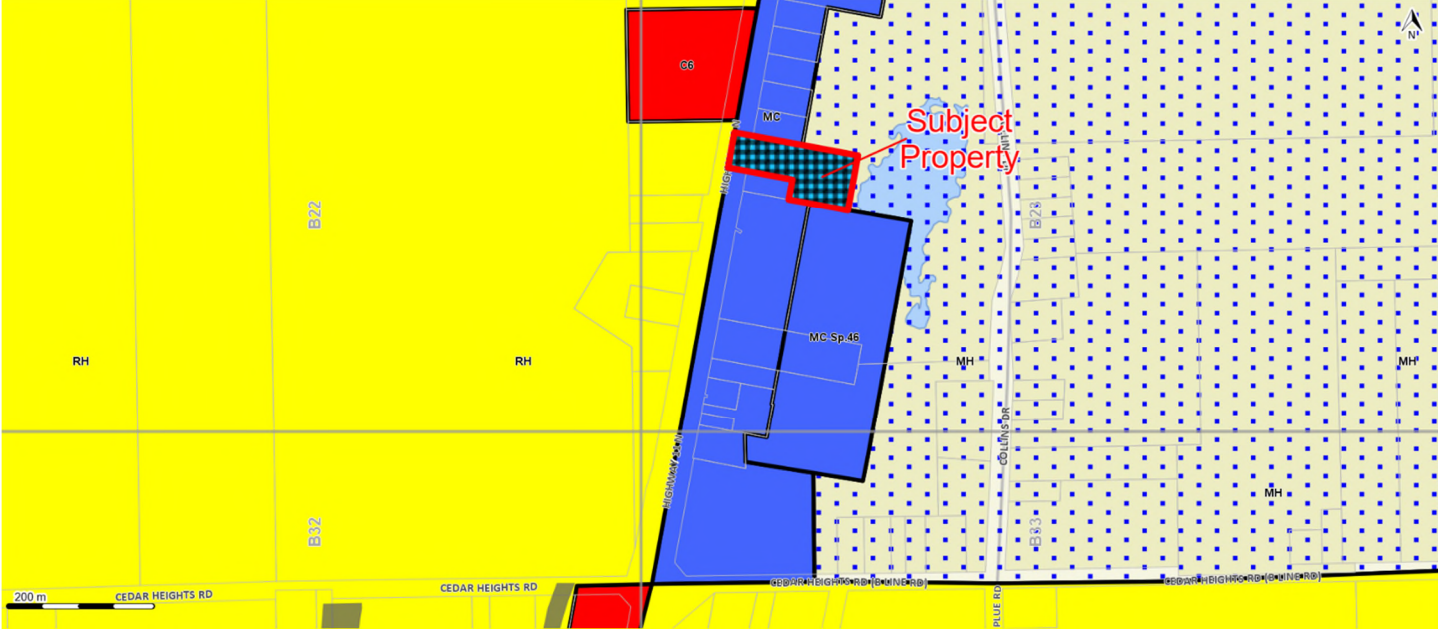
# Schedule A

This is Schedule “A”  
To By-law No. 2025-63

Passed the 8th Day of July, 2025

\_\_\_\_\_  
Mayor Peter Chirico

\_\_\_\_\_  
City Clerk Karen McIsaac



## Legend



– from an “Industrial Commercial (MC)” Zone to an “Industrial Commercial Special No.57 (MC Sp.57) Zone” Zone

