

The Corporation of the City of North Bay

By-Law No. 2025-98

**A By-Law to Amend Zoning By-Law No. 2015-30
to amend the Rural (A) Zone Policies within
the City of North Bay**

Whereas the Council of the Corporation of the City of North Bay has initiated amendments to the Official Plan to amend the Rural Lot Creation policies;

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 recommended passing Official Plan Amendment to amend the Rural Lot Creation Policies;

And Whereas Council passed Committee Report CSBU-2025-13 to approve this rezoning;

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

- 1) That Section 10, Table 10C be deleted in its entirety and the attached Schedule "A" be inserted in lieu thereof.
- 2) 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.
- 3) This By-Law shall come into effect upon passage and the adoption of Official Plan Amendment #38.
- 4) This By-Law is in conformity with the City of North Bay's Official Plan as amended by Official Plan Amendment #38.

Read a First Time in Open Council the 10th day of November. 2025.

Read a Second Time in Open Council the 10th day of November 2025.

Read a Third Time in Open Council and Passed this 10th day of November. 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac

**Schedule "A" – Table 10C- Permitted Residential Uses and Regulations Table
To The Corporation of the City of North Bay By-Law 2025-98**

Zone	Use	Minimum Lot Area (ha)	Maximum Lot Coverage	Frontage (m)	Front Yard Setback (m)	Side Yard Setback (m)	Rear Yard Setback (m)	Maximum Height (m)	Other Provisions
A	Single Detached Dwelling	0.8	30%	60(1)	15	7.5	15	10.5	N/A
A	Additional Rural Residential Dwelling Unit	0.8	30%	60(1)	15	7.5	15	10.5	(8)
A	Principal Dwelling Unit Short-Term Rental	0.8	30%	60(1)	15	7.5	15	10.5	(7)
A	Single Detached Dwelling – Trout Lake Shoreline	0.8	10%(2)	60(1)	30	6	12	10.5	(3)
A	Principal Dwelling Unit Short-Term Rental	0.8	10%(2)	60(1)	30	6	12	10.5	(3) (7)
RRL	Single Detached Dwelling	0.8	10%(2)	60(1)	30	6(4)	12(4)	10.5	(3)
RRL	Bed and Breakfast	0.8	10%(2)	60(1)	30	6(4)	12(4)	10.5	(3)
RRL	Principal Dwelling Unit Short Term Rental	0.8	10%(2)	60(1)	30	6(4)	12(4)	10.5	(3) (7)
RRE	Single Detached Dwelling	0.8	30%	60	15	7.5	15	10.5	N/A

Zone	Use	Minimum Lot Area (ha)	Maximum Lot Coverage	Frontage (m)	Front Yard Setback (m)	Side Yard Setback (m)	Rear Yard Setback (m)	Maximum Height (m)	Other Provisions
RRE	Bed and Breakfast	1.2	30%	60	15	7.5	15	10.5	N/A
RRE	Principal Dwelling Unit Short-Term Rental	0.8	30%	60	15	7.5	15	10.5	(7)
RC	Accessory Dwelling Unit	0.8	15%	75	15	15	15	10.5	(5)
RC	Bed and Breakfast	0.8	15%	75	15	15	15	10.5	(5)
RC	Principal Dwelling	0.8	15%	75	15	15	15	10.5	(5)
RC	Principal Dwelling Unit Short-Term Rental	0.8	15%	75	15	15	15	10.5	(7)
RMC	Accessory Dwelling Unit	0.4	50%	60	10.5	7.5	10.5	10.5	(6)
RN	Accessory Dwelling Unit	0.4	15%	60	15	7.5	15	10.5	(5)