

The Corporation of the City of North Bay

By-Law No. 2026-14

**A By-Law to Amend Zoning By-Law No. 2015-30
to Rezone Certain lands on First Avenue East from
a "Residential Sixth Density (R6)" Zone to a
"Residential Second Density Special No.156
Holding (R2 Sp.156H)" Zone**

Roger Bailey – 863 First Avenue East

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-61" 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 2026-01 on Tuesday, March 24, 2026 by Resolution No. 2026-61 to approve the rezoning.

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

- 1) Schedule "B-61" 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 49153-0085 (LT) LT 12 PL 69 Widdifield; North Bay ; District Of Nipissing), shown as hatched on Schedule A attached hereto from a "Residential Sixth Density (R6)" zone to a "Residential Second Density Special No.156 Holding (R2 Sp.156H)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Second Density Special No.156 Holding (R2 Sp.156H)" 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 11.1.156:
 - "11.1.156 "Residential Second Density Special No.156 Holding (R2 Sp.156H)" zone
 - 11.1.156.1 The property description of this "Residential Second Density Special No.156 Holding (R2 Sp.156H)" is PIN 49153-0085 (LT) LT 12 PL 69 Widdifield; North Bay ; District Of Nipissing along First Avenue East in the City of North Bay as shown on the attached Schedule and on Schedule "B-61".
 - 11.1.156.2 The regulations for this "Residential Second Density

Special No.156 Holding (R2 Sp.156H)" are as follows:

- a) Section 3.32.1 of the Zoning By-Law shall not apply to lands zoned "Residential Second Density Special No.156 Holding (R2 Sp.156H)" and development may take place on private services, subject to the provisions of Section 11.1.156.3 being met and the Holding Zone being removed.

11.1.156.3 The Holding Zone provision shall be applied to the lands zoned "Residential Second Density Special No.156 Holding (R2 Sp.156H)". Prior to the removal of the holding zone provisions, or to allow any specific permitted use, the following conditions must be satisfied:

- a) Public water and sanitary sewer services become available within the road allowance adjacent to the lands described in Section 11.1.156.1. In such a circumstance, the property owner shall connect to the public water service supply and to the public sanitary sewer service in order for development to take place; or
- b) Should Public Services not be provided to the property by December 31, 2028, the Holding Zone may be removed upon the property owner obtaining a septic permit and that the owner provides a high-level cost estimate for the provision of both private services and public services. If the cost estimate for public services is equal or less than the cost estimate for private services, public services shall be installed.

11.1.156.4 The use of land or building in this "Residential Second Density Special No.156 Holding (R2 Sp.156H)" 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 Second Density Special No.156 Holding (R2 Sp.156H)" 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 24th Day of March, 2026.

Read a Second Time in Open Council the 24th Day of March, 2026.

Read a Third Time in Open Council and Passed this 24th Day of March, 2026.

Mayor Peter Chirico

City Clerk Karen McIsaac

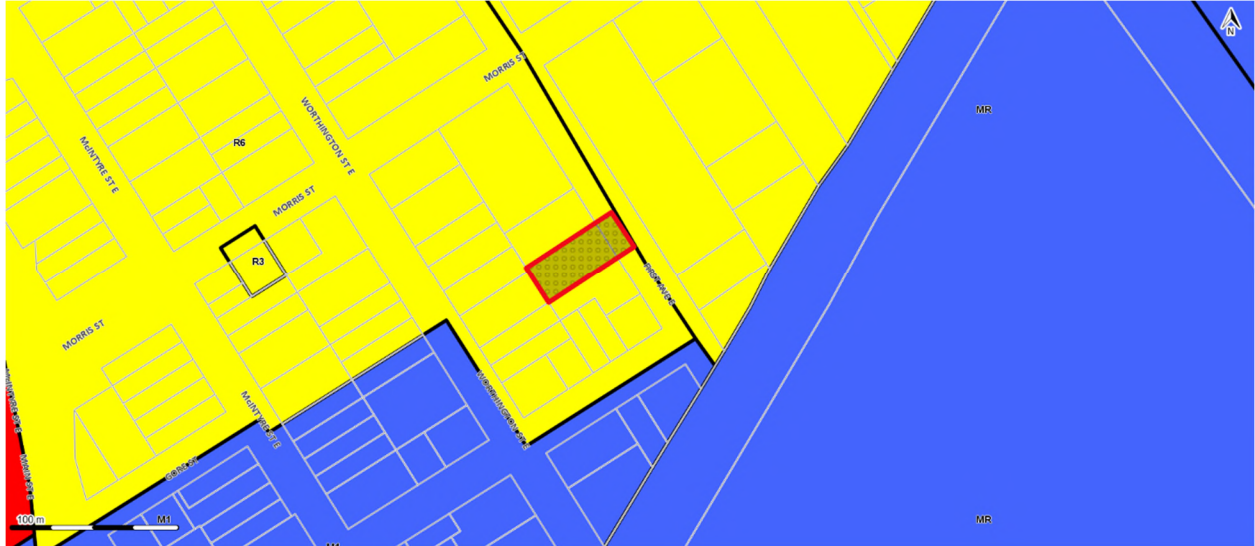
Schedule A

This is Schedule "A"
To By-Law No. 2026-14

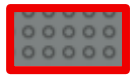
Passed the 24th day of March 2026

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend



– From a "Residential Sixth Density (R6)" Zone to a "Residential Second Density Special No.156 Holding (R2 Sp.156H)" Zone