

The Corporation of the City of North Bay

By-Law No. 2025-69

**A By-Law To Amend Zoning By-Law No. 2015-30
To Rezone Certain lands on Main Street West
from a "General Industrial (M2)" Zone to a
"Industrial Commercial Special Zone No. 58
(MC Sp. 58)" Zone**

2628985 Ontario Inc. – 1650 Main Street West

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-41" 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 CSCR 2025-10 adopted by Council on August 12, 2025 by Council Resolution No. 2025-264 to approve this rezoning;

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

- 1) Schedule "B-41" 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 49161-0314 (LT) BLK Z PL 53 Widdifield; PT LT 9 PL 53 Widdifield as in NB152573; S/T NB165615; North Bay ; District of Nipissing), shown as hatched on Schedule A attached hereto from a "General Industrial (M2)" Zone to an "Industrial Commercial Special No. 58 (MC Sp. 58)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Industrial Commercial Special Zone No. 58 (MC Sp. 58)" 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 11.3.58:
 - "11.3.58 ""Industrial Commercial Special Zone No. 58 (MC Sp. 58)"
 - 11.3.58.1 The property description of this "Industrial Commercial Special Zone No. 58 (MC Sp. 58)" is PIN 49161-0314 (LT) BLK Z PL 53 Widdifield; PT LT 9 PL 53 Widdifield as in NB152573; S/T NB165615; North Bay; District of Nipissing along Main Street West in the City of North Bay as shown on the attached Schedules and on Schedule "B-41".
 - 11.3.58.2 No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special

Zone No. 58 (MC Sp. 58)", except for the following uses:

- Wholesale uses directly associated with the main use
- All those uses permitted in the Industrial Commercial (MC)

11.3.58.3 The regulations for this "Industrial Commercial Special Zone No. 58 (MC Sp. 58)" are as follows:

- (i) The minimum Front Yard Setback shall be 13m;
- (ii) The maximum amount of area devoted to commercial floor space directly associated with the main use shall be 50%

11.3.58.4 The use of land or building in this "Industrial Commercial Special Zone No. 58 (MC Sp. 58)" 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 Zone No. 58 (MC Sp. 58)" 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 12th day of August 2025.

Read a Second Time in Open Council the 12th day of August 2025.

Read a Third Time in Open Council and Passed this 12th day of August 2025.

Mayor Peter Chirico

Deputy City Clerk Veronique Hie

Schedule A

This is Schedule “A”
To By-Law No. 2025-069

Passed the 12th day of August 2025

Mayor Peter Chirico

Deputy City Clerk Veronique Hie



Legend



From a “General Industrial (M2)” Zone to an “Industrial Commercial Special No. 58 (MC Sp. 58)

Schedule B

This is Schedule "B"
To By-Law No. 2025-069

Passed the 12th day of August 2025

Mayor Peter Chirico

Deputy City Clerk Veronique Hie

