

The Corporation of the City of North Bay

By-Law No. 2025-76

**A By-Law to Amend Zoning By-Law No. 2015-30 to Rezone
Certain Lands on Kenreta Drive from a "Residential First
Density Special No.53 (R1 Sp.53)" Zone to a "Residential
First Density (R1)" Zone**

**George Flumerfelt, Girtrude Lang-Flumerfelt, Colin
MacWhirter, Vanessa Heraldo, 2555897 Ontario Inc. and
Laurentian Heights Limited – 59, 61, 67, 71, 75, 79, 83,
87, 91 and 95 Kenreta Drive and an Unaddressed lot on
Kenreta Drive (Future Baxter Court)**

Whereas the owners of the subject property have 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-35" 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 2025-11 adopted by Council on Tuesday, September 2, 2025 by Resolution No. 2025-298 to approve this rezoning;

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

- 1) Schedule "B-35" 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 in Appendix A to By-Law No.2025-76), shown as hatched on Schedule "A" attached hereto from a "Residential First Density Special No.53 (R1 Sp.53)" Zone to a "Residential First Density (R1)" Zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential First Density (R1)" zone shall conform to all applicable provisions of By-Law No. 2015-30 of The Corporation of the City of North Bay.
- 3) 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.
- 4) 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.

- 5) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-Law, then this By-Law shall be deemed to have come into force on the day it was passed.
- 6) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 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 2nd day of September 2025.

Read a Second Time in Open Council the 2nd day of September 2025.

Read a Third Time in Open Council and Passed this 2nd day of September 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac

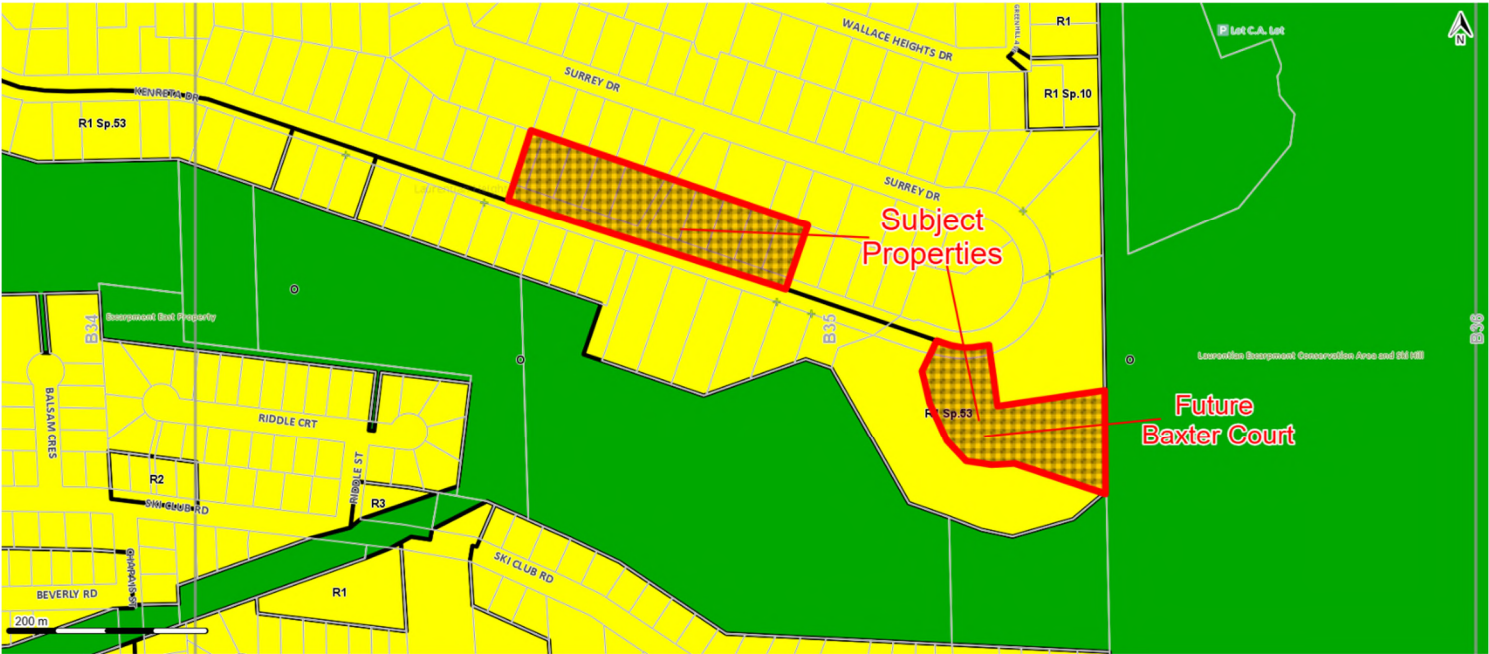
Schedule A

This is Schedule "A"
To By-Law No. 2025-76

Passed the 2nd day of September 2025

Mayor Peter Chirico

City Clerk Karen McIsaac



Appendix A

PIN 49133-0903 (LT)

Lot 18, Plan 36M715; Subject to an Easement in Gross Over Part 9
36R14777 as in BS211261; City of North Bay;

PIN 49133-0904 (LT)

Lot 19, Plan 36M715; Subject to an Easement in Gross over Part 10
36R14777 as in BS211261; City of North Bay

PIN 49133-0931 (LT)

Lot 10, Plan 36M722; City of North Bay

PIN 49133-0932 (LT)

Lot 11, Plan 36M722; City of North Bay

PIN 49133-0933 (LT)

Lot 12, Plan 36M722; City of North Bay

PIN 49133-0934 (LT)

Lot 13, Plan 36M722; City of North Bay

PIN 49133-0935 (LT)

Lot 14, Plan 36M722; City of North Bay

PIN 49133-0936 (LT)

Lot 15, Plan 36M722; City of North Bay

PIN 49133-0937 (LT)

Lot 16, Plan 36M722; City of North Bay

PIN 49133-0938 (LT)

Lot 17, Plan 36M722; City of North Bay

PIN 49133-0947 (LT)

Part South Half LOT 18 Concession B Widdifield; Subject to an Easement in
Gross as in BS141848; Subject to an Easement as in LT71031; Subject to an
Easement as in LT75726; Subject to an Easement Over Part 8, 36R-15242
as in BS237692; City of North Bay