

The Corporation of the City of North Bay

By-Law No. 2026-58

**Being a By-Law to Amend Zoning By-Law
No. 2015-30 to Rezone Certain lands on
McKeown Avenue from a "District
Commercial Special No.17 (C4 Sp.17)" Zone
to an Amended "District Commercial Special
No.17 (C4 Sp.17)" Zone**

Golden Estates Limited – 555 McKeown Avenue

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-42" 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 2026-10 on Tuesday, August 11, 2026 by Resolution No. 2026-230 to approve this rezoning.

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

- 1) Schedule "B-42" 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 49129-0202 (LT) PCL Block B-1 SEC 36M528; PT BLK B PL M528 Widdifield PT 3, 36R8648; North Bay ; District of Nipissing;), shown as hatched on Schedule A attached hereto from a "District Commercial Special No.17 (C4 Sp.17)" zone to an amended "District Commercial Special No.17 (C4 Sp.17)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "District Commercial Special No.17 (C4 Sp.17)" 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 deleting the existing Section 11.2.17 and replacing it with the following:
"11.2.17 "District Commercial Special No.17 (C4 Sp.17)" zone
11.2.17.1 The property description of this "District Commercial Special No.17 (C4 Sp.17)" is PIN 49129-0202 (LT) PCL Block B-1 SEC 36M528; PT BLK B PL M528 Widdifield PT 3, 36R8648; North Bay ; District of Nipissing; along McKeown Avenue in the City of North Bay as shown on the attached Schedule and on Schedule "B-42".

11.2.17.2 The regulations for this "District Commercial Special No.17 (C4 Sp.17)" are as follows:

- (i) The maximum lot coverage shall be 25%;
- (ii) The minimum front yard setback shall be 12m;
- (iii) The minimum westerly side yard setback shall be 4.5m;
- (iv) The minimum easterly side yard setback shall be 3m;
- (v) The minimum rear yard setback shall be 10.5m;
- (vi) Where the building contains residential accommodation above the commercial area and the windows of habitable rooms face the side lot line, the nearest main wall of the residential portion of the building shall be not less than 6 metres from the side lot line.
- (vii) No portion of any pump island shall be located closer than 4.5m to the lot line along any street.
- (viii) The minimum parking space requirement 1 space for every 18.6 m² of commercial floor space and 1.25 spaces for every dwelling unit contained in the building.

11.2.17.3 No person shall use land, or use, erect, or construct any building or structure in this "District Commercial Special No.17 (C4 Sp.17)", except for the following uses:

- Convenience Stores;
- Dry Cleaning Depots;
- Local Retail Stores;
- Gas Bars;
- Restaurants;
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use, and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.

11.2.17.4 The use of land or building in this "District Commercial Special No.17 (C4 Sp.17)" 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 "District Commercial Special No.17 (C4 Sp.17)" 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 11th day of August, 2026.

Read a Second Time in Open Council the 11th day of August, 2026.

Read a Third Time in Open Council and Passed this 11th day of August, 2026.

Mayor Peter Chirico

City Clerk Karen McIsaac

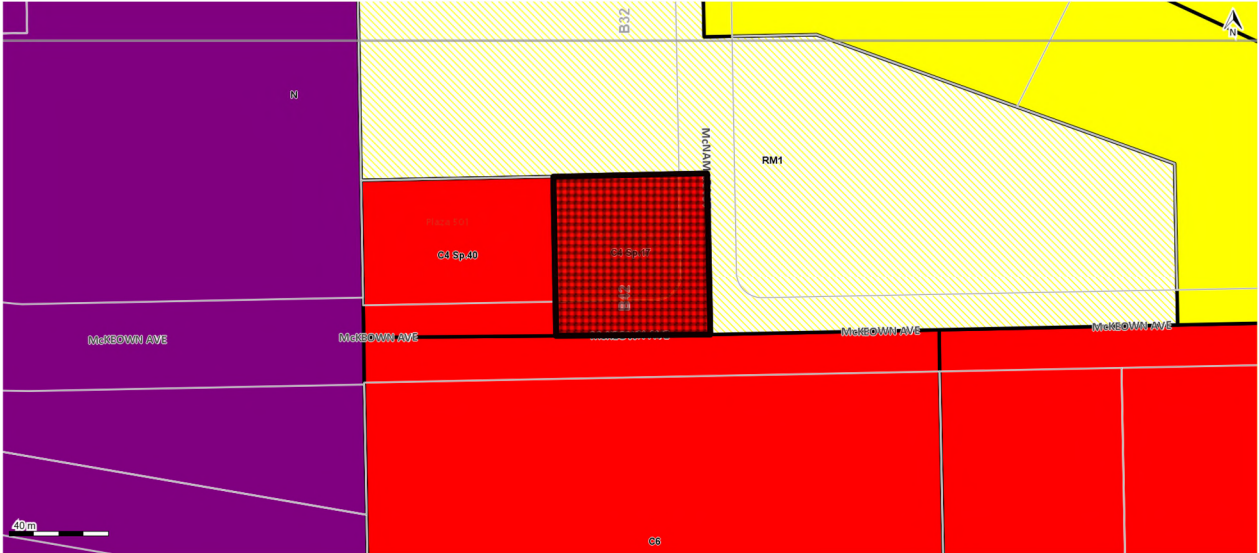
Schedule A

This is Schedule "A"
To By-Law No. 2026-58

Passed the 11th day of August, 2026

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend



- From a "District Commercial Special No.17 (C4 Sp.17)" Zone to an amended "District Commercial Special No.17 (C4 Sp.17)" Zone