

The Corporation of the City of North Bay

By-Law No. 2026-37

**Being a By-Law to Amend Zoning By-Law No. 2015-30
to Rezone Certain lands on Gladstone Avenue from a
"Residential Third Density (R3)" Zone to a "Residential
Third Density Special No.158 (R3 Sp.158)" Zone and a
"Residential Fifth Density (R5)" Zone**

**Zachary Tremere, Erin Takagi and Jack Masters
– 131 Gladstone 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-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 No. 2026-06 adopted by Council on Tuesday, June 16, 2026 by Resolution No. 2026-168 to approve this 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 49168-0547 (LT) PCL 8166 SEC WF; LT 17 PL 107 West Ferris; PT LT 16 PL 107 West Ferris; PT LT 18 PL 107 West Ferris PT 1 NR590; North Bay ; District of Nipissing), shown as hatched on Schedule A attached hereto from a "Residential Third Density (R3)" Zone to a "Residential Third Density Special No.158 (R3 Sp.158)" Zone and a "Residential Fifth Density (R5)" Zone.
- 2) All buildings or structures erected or altered and the use of land in such a "Residential Third Density Special No.158 (R3 Sp.158)" Zone and a "Residential Fifth Density (R5)" 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 11.1.158:
"11.1.158 "Residential Third Density Special No.158 (R3 Sp.158)"
zone
11.1.158.1The property description of this "Residential Third Density
Special No.158 (R3 Sp.158)" is portions of PIN 49168-0547
(LT) PCL 8166 SEC WF; LT 17 PL 107 West Ferris; PT LT 16

PL 107 West Ferris; PT LT 18 PL 107 West Ferris PT 1 NR590; North Bay ; District of Nipissing along Gladstone Avenue in the City of North Bay as shown on the attached Schedule and on Schedule "B-61".

11.1.158.2 The regulations for this "Residential Third Density Special No.158 (R3 Sp.158)" are as follows:

- (i) The maximum Lot Coverage for an Accessory Structure shall be 11.6%; and
- (ii) The minimum Southerly Side Yard Setback shall be 1.79m;

11.1.158.3 No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special No.158 (R3 Sp.158)", except for the following uses:

11.1.158.4 The use of land or building in this "Residential Third Density Special No.158 (R3 Sp.158)" 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 Third Density Special No.158 (R3 Sp.158)" zone" 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 16th day of June, 2026.

Read a Second Time in Open Council the 16th day of June, 2026.

Read a Third Time in Open Council and Passed this 16th day of June, 2026.

Mayor Peter Chirico

City Clerk Karen McIsaac

Schedule A

This is Schedule "A"
To By-Law No. 2026-037

Passed the 16th day of June, 2026

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend



- From a "Residential Third Density (R3)" Zone to a "Residential Fifth Density (R5)" Zone



- from a "Residential Third Density (R3)" Zone to a "Residential Third Density Special No.158 (R3 Sp.158)" Zone

Schedule B

This is Schedule "B"
To By-Law No. 2026-037

Passed the 16th day of June, 2026

Mayor Peter Chirico

City Clerk Karen McIsaac

