

# The Corporation of the City of North Bay

## By-Law No. 2021-57

### A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Highway 11 North from a “Rural Commercial (RC)” Zone to a “Rural Commercial Special No.22 (RC Sp.22)” Zone

**1558641 Ontario Inc. and 2797720 Ontario Inc.  
4319 Highway 11 North**

**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 “C-1” 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. 2021-10 adopted by Council on June 29, 2021 by Resolution No. 2021-266 to approve this rezoning;

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

- 1) Schedule “C-1” 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 49127-0016(LT) PCL 2137 SEC WF; PT E 1/2 LT 21 CON 2 Widdifield As In LT46410 ; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Rural Commercial (RC)” zone to a “Rural Commercial Special No.22 (RC Sp.22)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Rural Commercial Special No.22 (RC Sp.22)” 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 11.4.22:  

"11.4.22      “Rural Commercial Special No.22 (RC Sp.22)”

11.4.22.1    The property description of this “Rural Commercial Special No.22 (RC Sp.22)” is PIN 49127-0016(LT) PCL 2137 SEC WF; PT E 1/2 LT 21 CON 2 Widdifield As In LT46410 ; North Bay; District of Nipissing along Highway 11 North in the City of North Bay as shown on the attached Schedule and on Schedule "C-1".

11.4.22.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Commercial Special No.22 (RC Sp.22)" except for the following uses:

- Adult Entertainment Parlour
- Automobile Service Station
- Efficiency Unit
- Hotel
- Kennel
- Non-Profit Use
- Recreational Facility, Rural
- Restaurant
- Retail Store, Local
- Solar Farm
- Tourist Cabin
- Veterinary Establishments

11.4.22.2 (b) The regulations for this "Rural Commercial Special No.22 (RC Sp.22)" are as follows:

- i) Minimum Lot Frontage of 64m
- ii) Minimum Side Yard Setback (south) of 5.09 metres
- iii) Minimum Side Yard Setback (north) of 5.09 metres
- iv) Minimum Landscaping Buffer of nil.

11.4.22.3 The use of land or building in this "Rural Commercial Special No.22 (RC Sp.22)" 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 "Rural Commercial Special No.22 (RC Sp.22)" as shown on Schedule A 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 how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*, S.O. 2017, c. 23, Sched. 1.
- 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 29th Day of June 2021.**

**Read a Second Time in Open Council the 29th Day of June 2021.**

**Read a Third Time in Open Council and Passed this 29th Day of June 2021.**

---

**Mayor, Allan McDonald**

---

**Deputy City Clerk Jenn Montreuil**

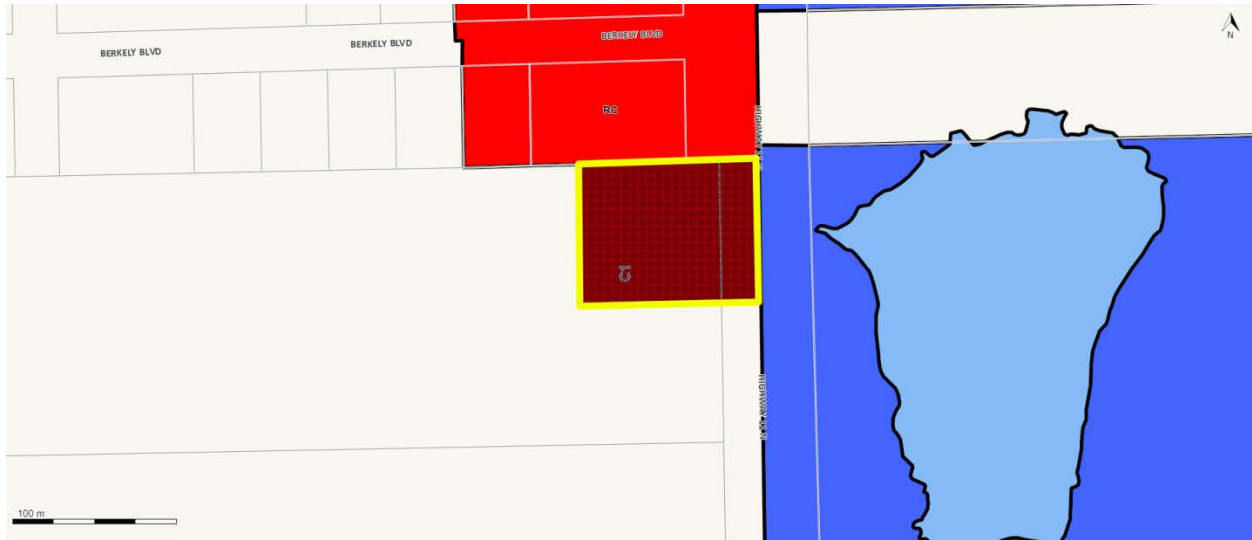
## Schedule A

This is Schedule "A"  
To By-law No. 2021-57

Passed the 29th Day of June 2021

\_\_\_\_\_  
Mayor Allan McDonald

\_\_\_\_\_  
Deputy City Clerk Jenn Montreuil



### Legend



- From a "Rural Commercial (RC)" zone to a "Rural Commercial Special No.22 (RC Sp.22)"