

# The Corporation of the City of North Bay

## By-Law No. 2023-056

### A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Cedar Heights Road from a “General Industrial Special No.54 Holding (M2 Sp.54H)” Zone to a “Residential Holding (RH)” Zone

#### 2554162 Ontario Inc. – Cedar Heights Road (Unaddressed)

**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-22” and “B-32” 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. 2023-09 adopted by Council on June 6, 2023 by Resolution No. 2023-239 to approve this rezoning;

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

- 1) Schedule “B-22” and “B-32” 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 49127-0536 (LT), PCL 975 SEC NIP; PT LT 22 CON A WIDDIFIELD BEING THE W ONE HUNDRED ACRES OF THE E 1/2; NORTH BAY; DISTRICT OF NIPISSING and PIN 49127-0537 (LT), PCL 4375 SEC NIP; PT LT 22 CON A WIDDIFIELD BEING THE E SIXTY-ONE ACRES; NORTH BAY; DISTRICT OF NIPISSING), shown as hatched on Schedule A attached hereto from a “General Industrial Special No.54 Holding (M2 Sp.54H)” zone to a “Residential Holding (RH)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Holding (RH)” 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 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 *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 6th Day of June 2023.

Read a Second Time in Open Council the 6th Day of June 2023.

Read a Third Time in Open Council and Passed this 6th Day of June 2023.

---

Mayor Peter Chirico

---

City Clerk Karen Mclsaac

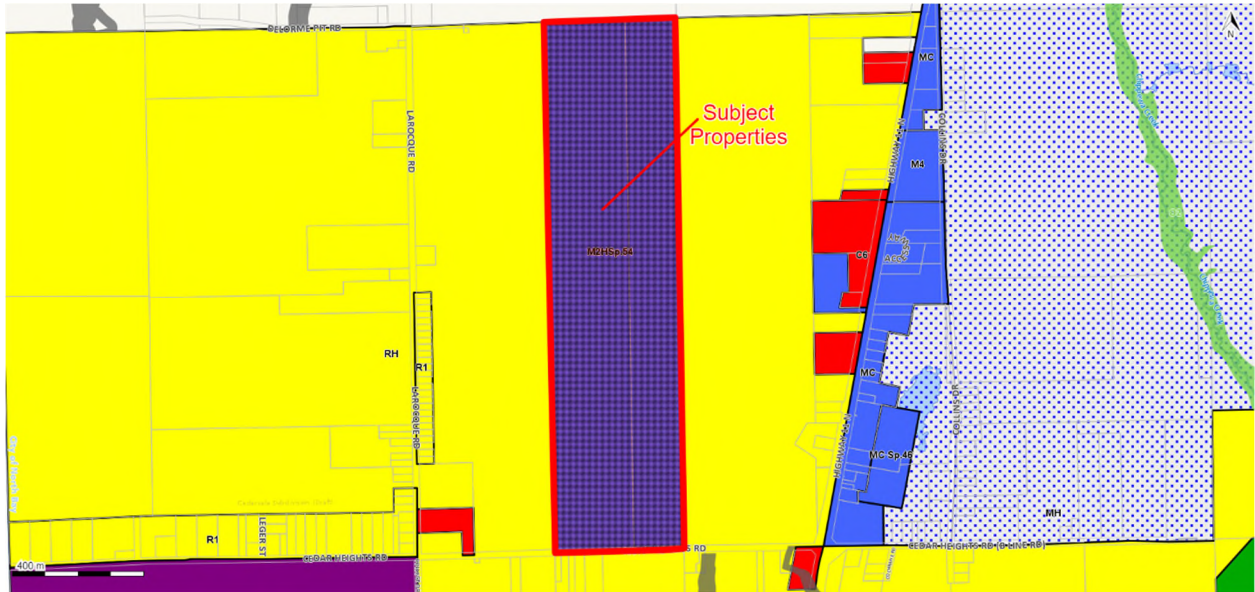
# Schedule A

This is Schedule "A"  
To By-law No. 2023-056

Passed the 6th Day of June 2023

\_\_\_\_\_  
Mayor Peter Chirico

\_\_\_\_\_  
City Clerk Karen Mclsaac



## Legend



- From a "General Industrial Special No.54 Holding (M2 Sp.54H)" zone to a "Residential Holding (RH)" zone