

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2003-151

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
IMPLEMENT CHANGES TO THE POLICIES AND REGULATIONS  
(GENERAL REVIEW & UPDATE)

WHEREAS a general review of Zoning By-law No. 28-80 recommended changes to the text and Schedules of the 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 has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

AND WHEREAS the Council has deemed it desirable to amend the text and zone designations of By-law No. 28-80 as indicated herein, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

AND WHEREAS Council passed a resolution on October 6, 2003 to approve this amendment to Zoning By-law No. 28-80.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

- 1) The Schedules to Zoning By-law 28-80 are amended, as follows:
  - a) Schedule "B-33" is amended by changing the zoning designation of the lands shown as hatched on Schedule "1" attached hereto from "Residential Third Density (R3)" to "District Commercial (C4)."
  - b) Schedule "B-51" is amended by changing the zoning designation of the lands shown as hatched on Schedule "2" attached hereto from the "Floodway (01)" zone to the "Residential Second Density (R2)" zone.
  - c) Schedule "B-60" is amended by changing the zoning designation of the lands as shown as hatched on Schedule "3" attached hereto from the "Floodway (01)" zone to the "Residential Second Density (R2)" zone.
  - d) Schedule "C5" is amended by changing the zoning designation of the lands shown as hatched on Schedule "4" attached zone hereto from the "Rural Institutional (RN)" zone to the "Rural (A)" zone.
  - e) Schedule "C5" is amended by changing the zoning designation of the lands shown as hatched on Schedule "5" attached hereto from the "Rural (A)" zone to the "Rural Institutional (RN)" zone.

**DEFINITIONS:**

- 2) Section 2 of Zoning By-law 28-80 is amended, as follows:
  - a) Section 2.12 is amended by removing the word "and" from the first line.
  - b) Section 2.14 is amended by removing the word "and" from the second line and adding in "or both the exterior and undercarriage" after "undercarriage" in the second line.
  - c) Section 2.23 is amended by removing "and/or sheltering" from the second line.

- d) Section 2.26 is amended by replacing the existing definition of “Camping Establishment” with the following:

“CAMPING ESTABLISHMENT, SEASONAL means an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as; administration offices, laundry facilities, but not including the use of trailers on a permanent, regular or year-round basis or mobile homes. Such an establishment shall only be operational from May to September each year.”

- e) Section 2.41 is amended by removing the word “or” from the second line.
- f) Section 2.51 is amended by removing the word “or” from the second line.
- g) Section 2.52 is amended by removing the word “or” from the third line.
- h) Section 2.53.1 is amended by removing the words “and/or” from the sixth and seventh line, by removing the word “and” from the seventh line and by adding in the words “and any combination of the above” at the end of the subsection.
- i) Section 2.75 is amended by replacing the words “the sale of associated sundry items and the sale of prepared foods for consumption off the premises may be allowed as an accessory use” with “a gas bar may include a convenience store as an accessory use.”
- j) Section 2.82 is amended by removing the word “and” from the last line.
- k) Section 2.90 is amended by removing “and/or” from the third line and adding in “or any combination thereof” after “processing” in the third line.
- l) Section 2.140 is amended by replacing the definition of “Recreation Facility” with the following:

“RECREATION FACILITY means the use of lands, buildings or structures designed and equipped for the conduct of athletic and recreational pursuits that have similar requirements of, or characteristics of the principal industrial use.”

- m) Section 2.167 is amended by removing the words “and/or” from the fourth line and adding in “or any combination thereof” after “buses” in the fourth line.

#### **GENERAL PROVISIONS:**

- 3) Section 3 of Zoning By-law 28-80 is amended, as follows:

- a) Section 3.14(a) is amended by replacing the words “street line” with “edge of pavement.”
- b) Section 3.14(b) is amended by replacing the words “street line” with “edge of pavement.”
- c) Section 3.25.3 is amended by removing the word “and” from the third line.
- d) Section 3.40 is amended by removing the word “or” from the second line.
- e) Section 3.6.3 is amended by replacing the existing subsection with the following:

“where the building or structure is located in the rural areas along the unserved shoreline of Trout Lake, the enlargement, reconstruction or renovation does not result in the front and rear main walls being lengthened by more than fifty percent (50%) and the side main walls being lengthened by more than one hundred percent (100%).”

**RESIDENTIAL ZONES:**

- 4) Section 5 of Zoning By-law 28-80 is amended, as follows:
- a) Section 5.2.2 is amended by removing the column titled “Min. Floor Area” in its entirety.
  - b) Section 5.2.2. is amended by adding in a column entitled “Maximum Height” with the following regulations:

Max. Height (Storeys)

R1	2.5
R2	2.5
R3	2.5
R3	2.5
R3	2.5
R4	2.5
R5	2.5
R5	2.5
R5	2.5
RM1	N/A
RM1	N/A
RM1	N/A
RM1	N/A
RM1	N/A
RM2	N/A
RM2	N/A
RM2	N/A
RM2	N/A
RM2	N/A
RM2	N/A
RM2	N/A
RM2	N/A
RM2	N/A

- c) Section 5.2.3.4 is amended by replacing the words “street line” with “edge of pavement.”
- d) Section 5.2.3.6 is amended by replacing the words “seven and six-tenths (7.6)” in the second paragraph, fifth line, with “four and five-tenths (4.5).”
- e) Section 5.2.3.7 (C) is amended by replacing the words “seven and six-tenths (7.6)” with “four and five-tenths (4.5).”

**COMMERCIAL ZONE:**

- 5) Section 6 of Zoning By-law 28-80 is amended, as follows:
- a) Section 6.3.1.1 is amended by adding “Type 1” to “Group Homes” in the list of permitted uses.
  - b) Section 6.4.1.1 is amended by removing “and/or” from the second line and removing “and” from the twentieth line.
  - c) Section 6.7.1.1 is amended by removing the word “including” in the fourth line.
  - d) Section 6.7.1.1 is amended by replacing “New and/or Used Car Lots” with “Automobile Sales, Service and Leasing Establishments”.

**OPEN SPACE:**

- 6) Section 8 of Zoning By-law 28-80 is amended, as follows:
  - a) Section 8.2.1 is amended by replacing “Private and/or Public Parks” in the list of permitted uses with “Private Parks; Public Parks;”
  - b) Section 8.2.1 is amended by removing the word “or” from both the tenth and thirteenth lines.
  - c) Section 8.3.1 is amended by removing the word “or” from the sixth line.

**RURAL ZONES:**

- 7) Section 10 of Zoning By-law 28-80 is amended, as follows:
  - a) Section 10.1.3 is amended by adding a new row and regulations for “Commercial Agricultural Use” and regulations for “Hobby Farms” as shown below:

Permitted Use	Min. Lot Area sq.	Min. Lot Frontage	Min. Floor Area	Max. Lot Coverage	Required Front & Rear Yards	Required Side yards
Hobby Farm	2 hectares	76 metres	n/a	15%	45m front yard 30m rear yard	15m
Commercial Agriculture Use	40 hectares	76 metres	n/a	15%	30m-30m	30m

- b) Section 10.2.2 is amended by adding in the following new subsection as number 1 and renumbering the subsection as required:

“1) No building or structure, other than an accessory use, shall be located less than thirty (30) metres from the high water mark of Trout Lake.”
    - c) Section 10.3.2 is amended by adding in the following new subsection as number 1 and renumbering the other subsections as required:

“1) No building or structure, other than an accessory use, shall be located less than thirty (30) metres from the high water mark of Trout Lake.”
    - d) Section 10.8.1 is amended by adding “Single Detached Dwellings” into the list of permitted uses.

**SPECIAL ZONES:**

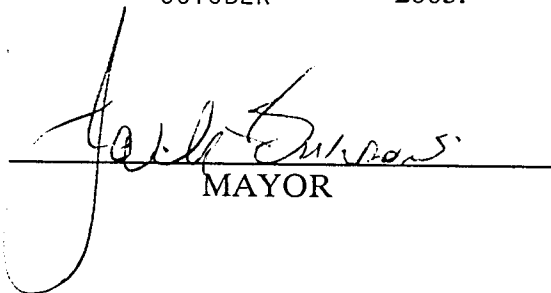
- 8) Section 11 of Zoning By-law 28-80 is amended, as follows:
  - a) Section 11 is amended by renumbering the “Residential Third Density Special Zone No. 81”(R3Sp.81)” to “Residential Third Density Special Zone No. 79 (R3Sp.79).”
  - b) Section 11 is amended by renumbering the “Residential First Density Special Zone No. 81 (R1Sp.81)” to “Residential First Density Special Zone No. 80 (R1Sp.80)”
  - c) Section 11.2.21.2(b)(iv) is amended by replacing “twenty-two and four-tenths (22.4) metres” with “seventeen and forty-six one hundredths (17.46) metres.”
  - d) Section 11.3.5 is amended by replacing “New and/or Used Car Lots” with “Automobile Sales, Service and Leasing Establishments”.
  - e) Section 11.3.22.2(a) is amended by replacing “New and/or Used Car Lots” with “Automobile Sales, Service and Leasing Establishments”.

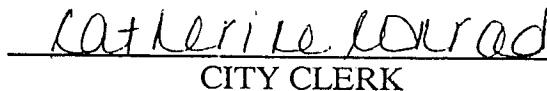
- f) Section 11.3.37.2(a) is amended by replacing "New and/or Used Car Lots" with "Automobile Sales, Service and Leasing Establishments".
- g) Section 11.3.54.2(a) is amended by replacing "New and/or Used Car Lots" with "Automobile Sales, Service and Leasing Establishments".
- h) Section 11.4.44.2(a) is amended by removing the words "and/or gas bars" after "service station" and by adding "gas bars" separately into the list of permitted uses.
- i) Section 11.7.1.2 is amended by replacing "public and/or private parks" with "public parks; private parks;"
- j) Section 11.7.1.2 is amended by removing the word "or" from both the tenth and thirteenth lines.
- k) Section 11.7.2 is amended by replacing "public and/or private parks" with "public parks; private parks;"
- l) Section 11.7.2.2 is amended by removing the word "or" from both the eighth and tenth line.
- m) Section 11.7.3.2 is amended by replacing "public and/or private parks" with "public parks; private parks."

READ A FIRST TIME IN OPEN COUNCIL THIS 6th DAY OF OCTOBER  
2003.

READ A SECOND TIME IN OPEN COUNCIL THIS 20th DAY OF OCTOBER  
2003.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 20th DAY  
OF OCTOBER 2003.

  
MAYOR

  
CITY CLERK

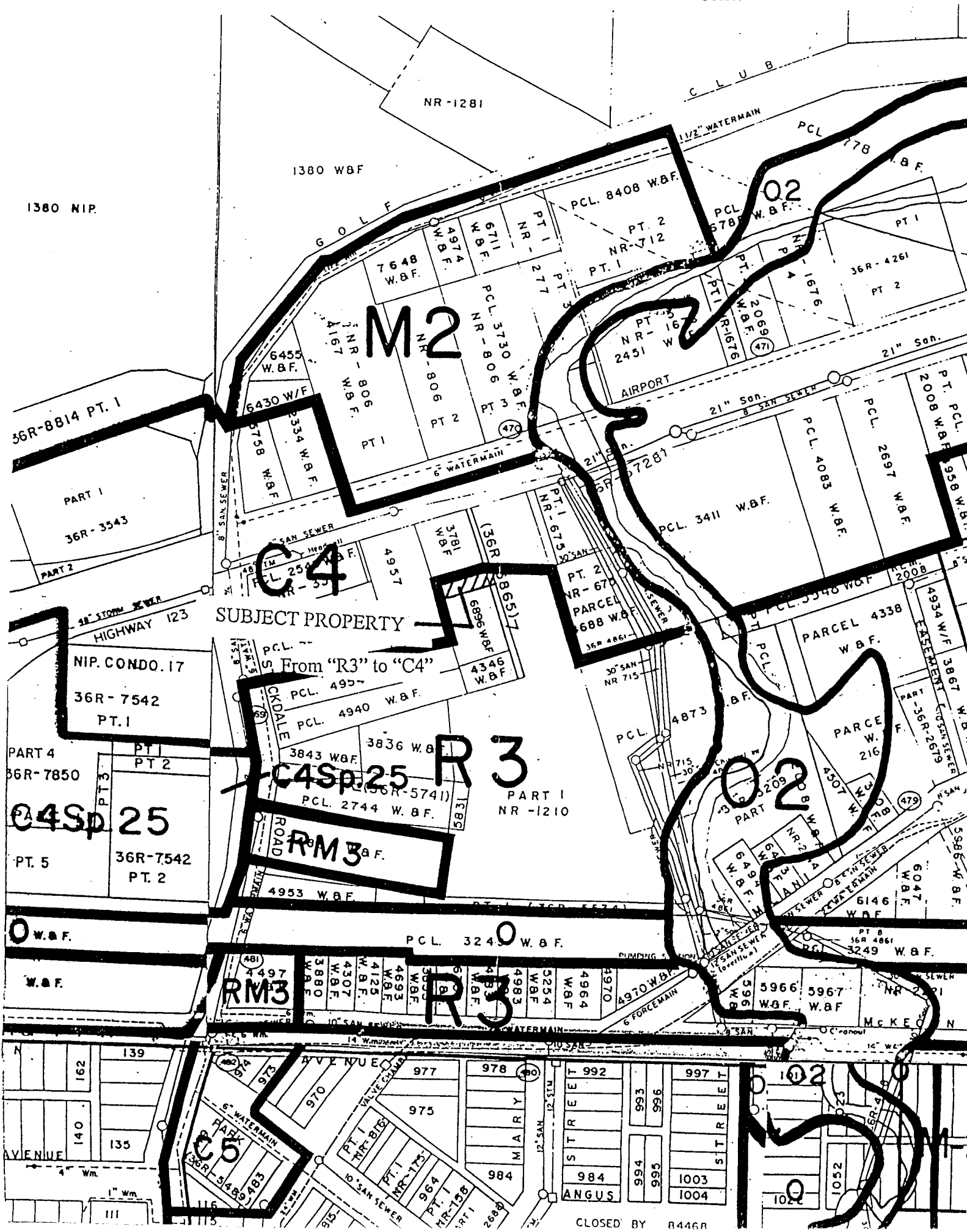
This is schedule "1"

To By-Law No. 2003-151

Passed the 20th day of October

2003.

*André Tremblay*  
Mayor  
*Catherine Conrad*  
Clerk




This is schedule "2"

To By-Law No. 2003-151

Passed the 20th day of October

20 03.

*Josh Burrows*  
Mayor  
*Catherine Conrad*  
City Clerk

 From "Floodway (01)" to  
"Residential Second Density (R2)"



This is schedule "3"

To By-Law No. 2003-151

Passed the 20th day of October

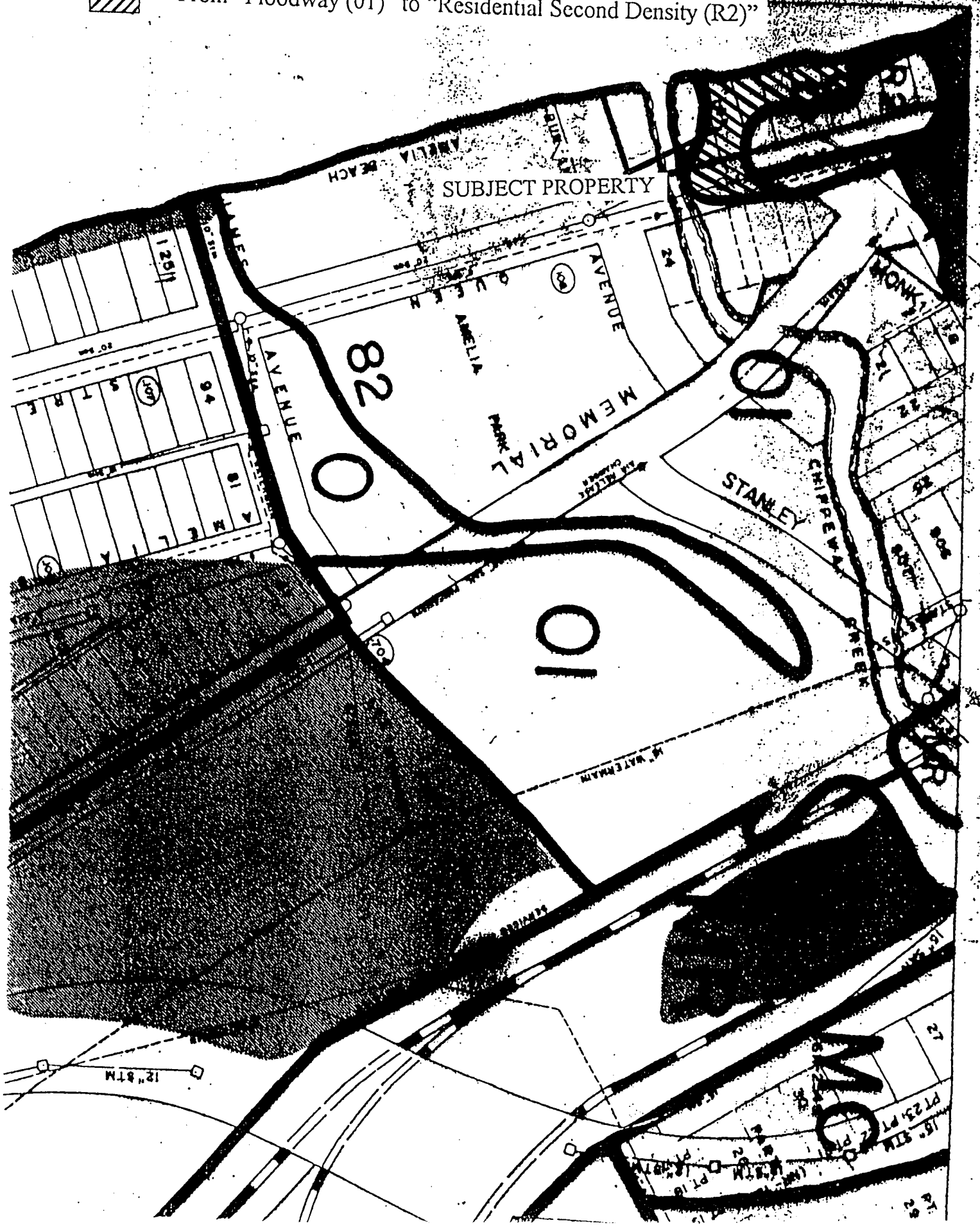
2003.

*Jack Bruscia*  
Mayor

*Katherine Conrad*  
Clerk



From "Floodway (01)" to "Residential Second Density (R2)"





This is schedule "4"

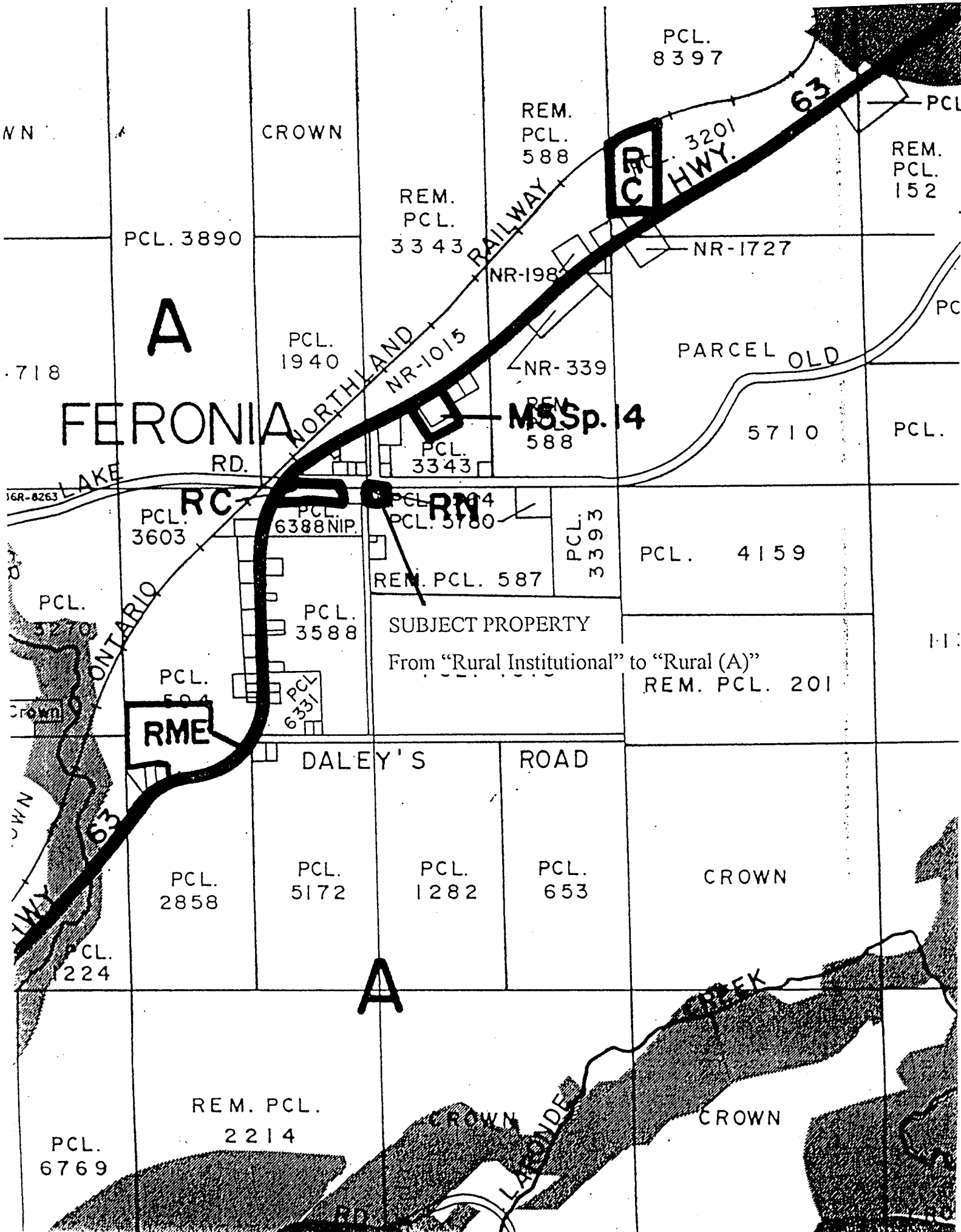
To By-Law No. 2003-151

Passed the 20th day of October

20 03.

*Paul Brown*  
Mayor

*Catherine Conrad*  
City Clerk



This is Schedule "5"

To By-Law No. 2003-151

Passed the 20th day of October

2003.

*James P. ...*  
Mayor

*Katherine Conrad*  
City Clerk

PCL. 8397

