

The Corporation of the City of North Bay

By-Law No. 2023-078

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Commercial Street from a “Residential Sixth Density (R6)” Zone to a “Residential Multiple First Density Special No.146 (RM1 Sp.146)” Zone

Jack Drinkwalter – 654 Commercial Street

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-51” 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. 2023-14 adopted by Council on October 3, 2023 by Resolution No. 2023-370 to approve this rezoning;

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

- 1) Schedule “B-51” 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 49164-0042 (LT) W1/2 LT 690 PL 21 Widdifield; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Residential Sixth Density (R6)” zone to a “Residential Multiple First Density Special No.146 (RM1 Sp.146)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Multiple First Density Special No.146 (RM1 Sp.146)” 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 11.1.146:

"11.1.146 “Residential Multiple First Density Special No.146 (RM1 Sp.146)”
11.1.146.1 The property description of this “Residential Multiple First Density

Special No.146 (RM1 Sp.146)” is PIN 49164-0042 (LT) W1/2 LT
690 PL 21 Widdifield; North Bay; District of Nipissing along
Commercial Street in the City of North Bay as shown on the
attached Schedule and on Schedule "B-51".

11.1.146.2 The regulations for this “Residential Multiple First Density Special
No.146 (RM1 Sp.146)” are as follows:

- (i) The minimum Lot Frontage shall be 23.5m;
- (ii) The minimum Front Yard Setback shall be 4.6m;
- (iii) The minimum westerly Side Yard Setback shall be 0.5m;
- (iv) The minimum Rear Yard Setback shall be 0.8m;
- (v) The minimum Parking requirement shall be one (1) parking space
per apartment unit;
- (vi) The minimum width for parking spaces shall be 2.67m per parking
space;
- (vii) The minimum Landscaping requirement along the property lines
shall be nil; and
- (viii) The maximum area devoted to Parking in Front Yard shall be 60%

11.1.146.3 The use of land or building in this “Residential Multiple First Density
Special No.146 (RM1 Sp.146)” 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
Multiple First Density Special No.146 (RM1 Sp.146)” 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 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.

- 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 3rd Day of October 2023.

Read a Second Time in Open Council the 3rd Day of October 2023.

Read a Third Time in Open Council and Passed this 3rd Day of October 2023.

Mayor Peter Chirico

City Clerk Karen McIsaac

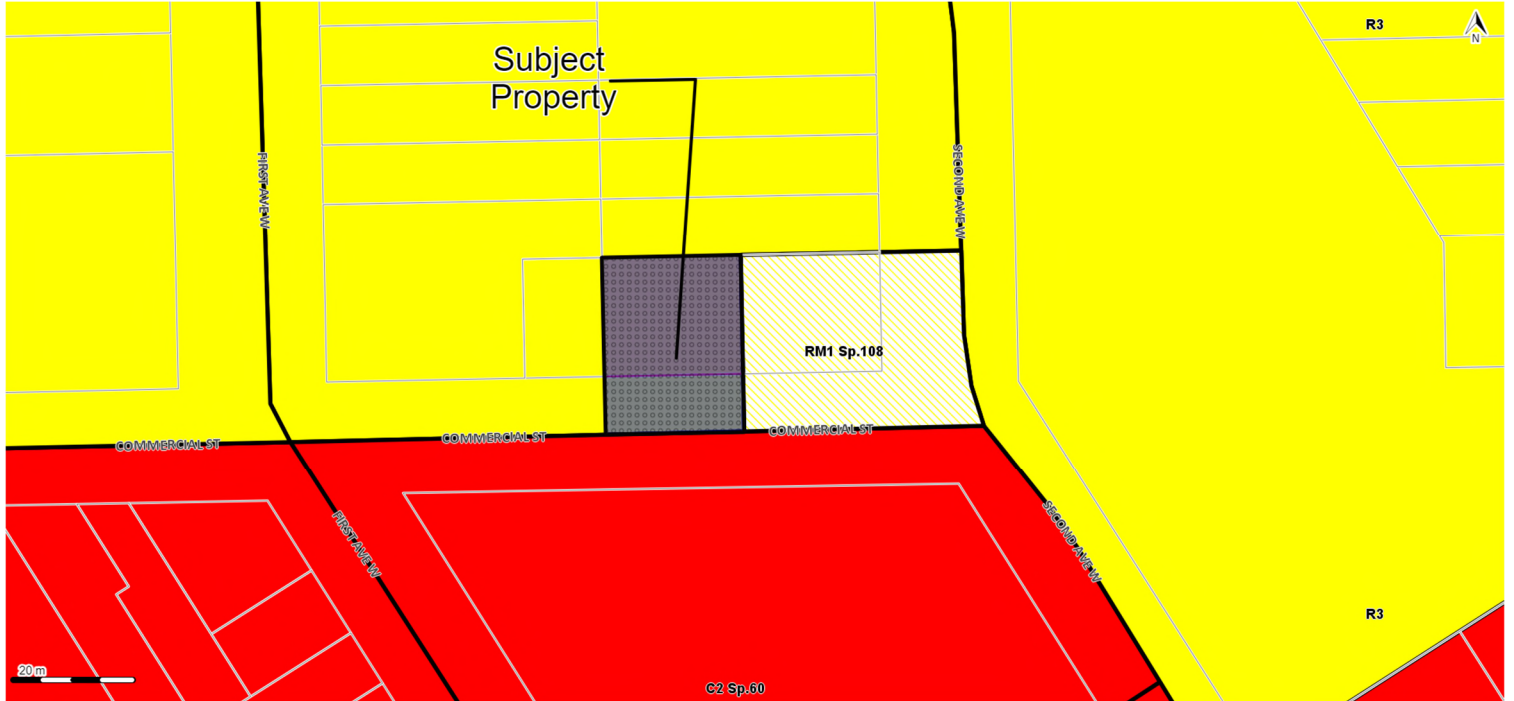
Schedule A

This is Schedule "A"
To By-law No. 2023-078

Passed the 3rd Day of October 2023

Mayor Peter Chirico

City Clerk Karen McIsaac



Legend



— from a "Residential Sixth Density (R6)" Zone to a "Residential Multiple First Density Special No.146 (RM1 Sp.146)" Zone

Schedule B

This is Schedule "B"
To By-law No. 2023-078

Passed the 3rd Day of October 2023

Mayor Peter Chirico

City Clerk Karen Mclsaac

