

# The Corporation of the City of North Bay

## By-Law No. 2021-61

### A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Cassells Street from a “General Commercial Outer Core (C2)” Zone to a “General Commercial Outer Core Special No. 74 (C2 Sp.74)” Zone

#### Carole Laforge-Toupin – 879 Cassells 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. 2021-09 adopted by Council on June 29, 2021 by Resolution No. 2021-265 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 49255-0776 (LT) FIRSTLY: PT LT 5, PL42 WIDDIFIELD AS IN NB161831 SECONDLY: PT OF LANE, PL 42 WIDDIFIELD DES AS PT 1, PL 36R13739; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL 36R13739 AS IN BS134501; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL 36R13739 AS IN BS134502; CITY OF NORTH BAY), shown as hatched on Schedule A attached hereto from a “General Commercial Outer Core (C2)” zone to a “General Commercial Outer Core Special No. 74 (C2 Sp.74)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “General Commercial Outer Core Special No. 74 (C2 Sp.74)” 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 11.2.74:

- "11.2.74 "General Commercial Outer Core Special No. 74 (C2 Sp.74)"
- 11.2.74.1 The property description of this "General Commercial Outer Core Special No. 74 (C2 Sp.74)" zone is PIN 49255-0776 (LT) FIRSTLY: PT LT 5, PL42 WIDDIFIELD AS IN NB161831 SECONDLY: PT OF LANE, PL 42 WIDDIFIELD DES AS PT 1, PL 36R13739; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL 36R13739 AS IN BS134501; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL 36R13739 AS IN BS134502; CITY OF NORTH BAY along Cassells Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-51".
- 11.2.74.2 No person shall use land, or use, erect, or construct any building or structure in this "General Commercial Outer Core Special No. 74 (C2 Sp.74)" except for the following uses:
- Single Detached Dwelling
  - All those uses permitted by the "General Commercial Outer Core (C2)" zone identified in Table 6A of this By-law
- 11.2.74.3 The use of land or building in this "General Commercial Outer Core Special No. 74 (C2 Sp.74)" zone 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 "General Commercial Outer Core Special No. 74 (C2 Sp.74)" 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 *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**

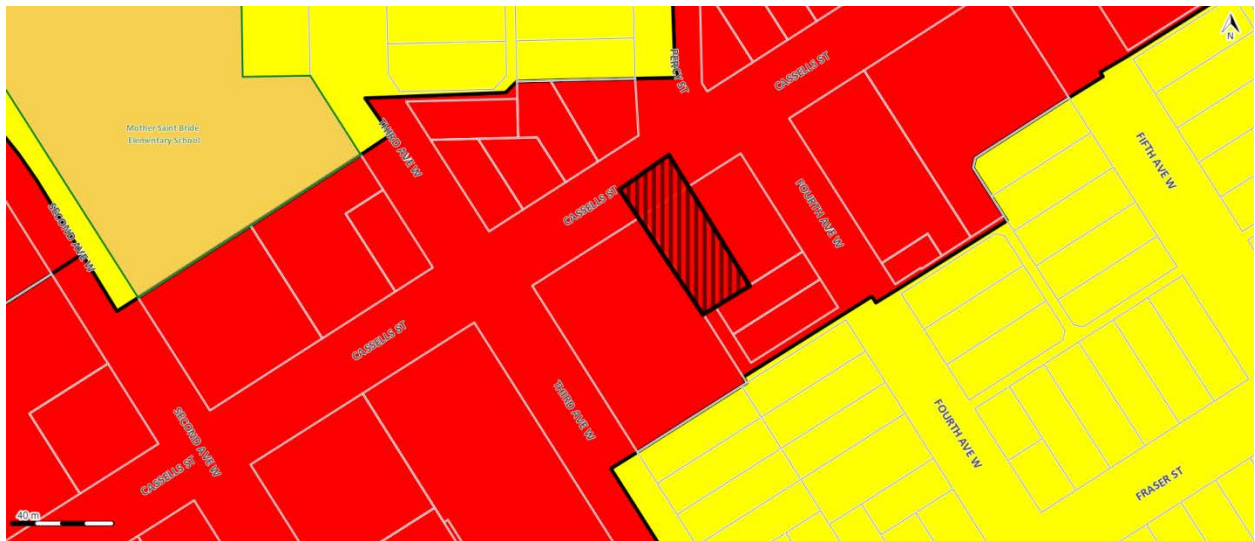
# Schedule A

This is Schedule "A"  
To By-law No. 2021-61

Passed the 29th Day of June 2021

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

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



## Legend



- From a "General Commercial Outer Core (C2)" to a "General Commercial Outer Core Special No. 74 (C2 Sp.74)"