

# **The Corporation of the City of North Bay**

## **By-Law No. 2021-59**

### **A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Fourth Avenue East from a “Residential Third Density (R3)” Zone to a “Residential Sixth Density Special No. 135 (R6 Sp.135)” Zone**

#### **Deborah & Glenn Turcotte – 155 Fourth Avenue East**

**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-52” 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 Committee Report \_\_\_\_\_ adopted by Council on \_\_\_\_\_ by resolution number \_\_\_\_\_ to approve this rezoning;

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

- 1) Schedule “B-52” 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 49155-0624 (LT) LT 112 PL 62 Widdifield; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special No. 135 (R6 Sp.135)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Sixth Density Special No. 135 (R6 Sp.135)” 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 11.1.135:  
  
"11.1.135 “Residential Sixth Density Special No. 135 (R6 Sp.135)” zone  
  
11.1.135.1 The property description of this “Residential Sixth Density Special No. 135 (R6 Sp.135)” zone is PIN 49155-0624 (LT) LT 112 PL 62

Widdifield; North Bay; District of Nipissing along Fourth Avenue  
East in the City of North Bay as shown on the attached Schedule  
and on Schedule "B-52".

11.1.135.2 The regulations for this "Residential Sixth Density Special No. 135  
(R6 Sp.135)" zone are as follows:

- i) Minimum lot area per dwelling unit of 144m<sup>2</sup>;
- ii) Minimum lot frontage of 12.1 metres;
- iii) Minimum front yard setback of 5.7 metres;
- iv) Minimum side yard setback for a one storey structure of the  
existing 0.4 metres;
- v) Minimum side yard setback for a one storey structure of the  
existing 0.9 metres; and
- vi) Minimum rear yard setback of 9.8 metres.

11.1.135.3 The use of land or building in this "Residential Sixth Density Special  
No. 135 (R6 Sp.135)" 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 "Residential  
Sixth Density Special No. 135 (R6 Sp.135)" zone 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.**

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**Mayor, Allan McDonald**

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**Deputy City Clerk Jenn Montreuil**

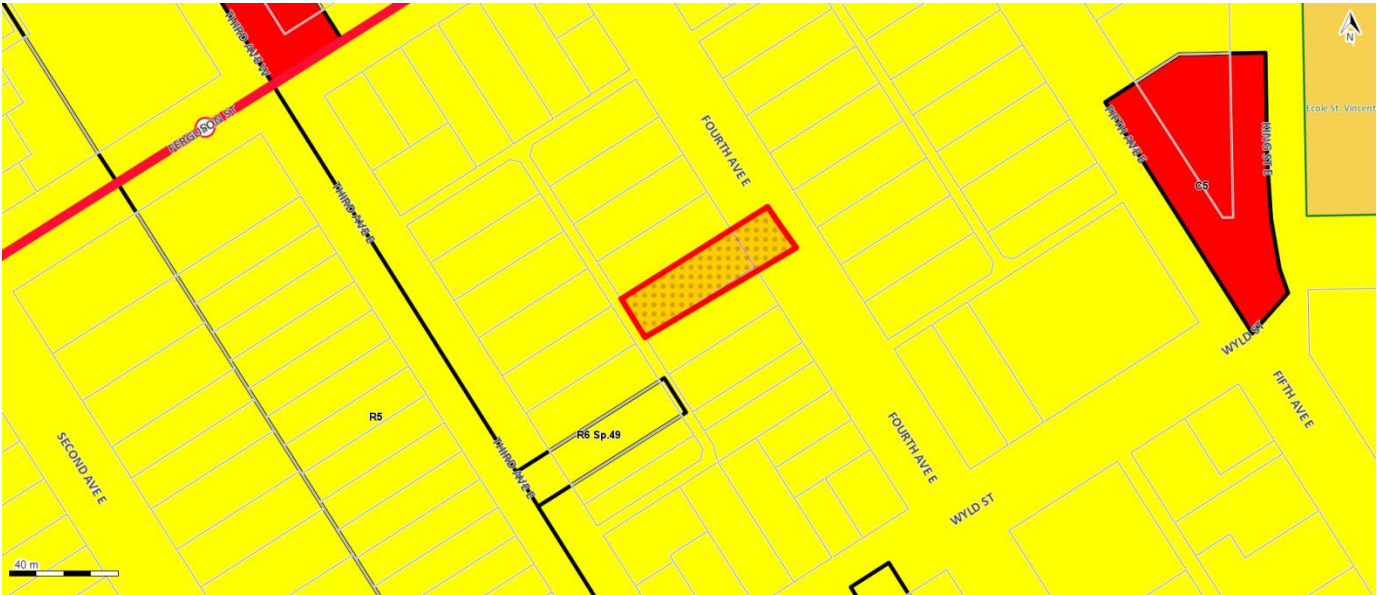
# Schedule A

This is Schedule “A”  
To By-law No. 2021-59

Passed the 29th Day of June 2021

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

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



## Legend



From a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special No. 135 (R6 Sp.135)” zone

Schedule B

This is Schedule “B”  
To By-law No. 2021-59

Passed the 29th Day of June 2021

Mayor Allan McDonald

Deputy City Clerk Jenn Montreuil

