



## City of North Bay Report to Council

Report No: CSBU-2024-018

Date: April 11, 2024

Originator: Adam Curran

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Amendment to Zoning By-law 2015-30 – Duplexes and Triplexes

Closed Session: yes  no

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### Recommendation

That City Council direct Planning Staff to hold a public meeting under the Planning Act for a proposed Zoning By-law Amendment to the City's Zoning By-law 2015-30 based on Schedule 'A' in Report to Council CSBU-2024-018 by Adam Curran, dated April 11, 2024.

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### Background

The Government of Ontario passed Bill 23, the *More Homes Built Faster Act*, on November 28, 2022. The *More Homes Built Faster Act* made a variety of changes to different Acts, including several changes to the Planning Act.

One of those changes was the requirement for Municipalities to permit Additional Dwelling Units (ADUs) within the Urban Residential Land.

Through report to Council CSBU-2023-023, Council enacted both an Official Plan Amendment and a Zoning By-law Amendment to permit Additional Residential Dwelling Units within the City of North Bay.

Part of the Zoning change was to eliminate the definitions of a "Duplex Dwelling and Triplex Dwelling", the rationale was a duplex is a dwelling unit with two residential units and a triplex has three residential units. The ADU policy now allows up to three residents on an urban property. The definitions were redundant as they were describing the same thing as an ADU.

The proposed ADU policies work within the Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3) and Residential Fifth Density (R5), if a property owner wanted to have three units

they would apply for a single detached dwelling with two ADUs.

Within the Residential Sixth Density (R6) zone, a single detached dwelling is not permitted, and our current Zoning By-law does not have provisions for duplexes or triplexes within an R6 zone. Currently, only townhouses, fourplexes and group homes would be permitted. This was not the intention of the ADU policies.

This was an unintended consequence, as two units or three units are intended to be permitted within the R6 zone.

The proposed Zoning By-law Amendment would reintroduce the definitions of duplex and triplex into the Zoning By-law and permit these uses within the R6 zone.

The proposed provisions are detailed in Schedule 'A' of this report. An R6 zoned property would require the following for a duplex or a triplex:

Zone	Use	Minimum Lot Area (M <sup>2</sup> ) per dwelling unit	Minimum Lot Frontage (m)	Maximum Lot Coverage	Maximum Height (Storeys)	Front Yard Setback (m)	Interior Side Yard Setback (m)	Exterior Side Yard Setback (m)	Rear Yard Setback (m)	Other Provisions
R6	Duplex	135	10.5	45%	2.5	6	1.2(1)(3)	3(4)	7.5	N/A
R6	Triplex	90	10.5	45%	2.5	6	1.2(1)(3)	3(4)	7.5	N/A

The Planning Department, as part of the Housing Pledge, is currently reviewing the Residential Zones within the Zoning By-law and will likely recommend further modifications to the Zoning By-law. These proposed changes will ensure there is no undue hardship to property owners looking to develop or redevelop their R6 properties.

It is my professional opinion that the proposal amendment to the Zoning By-law to permit duplexes and triplexes within the Residential Sixth Density (R6) is consistent with the Provincial Policy Statement, 2020, does not conflict with the Growth Plan for Northern Ontario, and conforms to the City's Official Plan and Zoning By-law No.2015-30.

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### Financial/Legal Implications

Financial implications include staff time to complete the proposed Zoning By-law Amendment and the cost associated to required advertisements.

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### Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

### Specific Objectives

- Explore and implement opportunities to streamline processes, policies and practices that make it easier and more effective to do business in

North Bay;

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community;
- Continually improve on policies and practices that celebrate diversity and create a welcoming environment that supports development, growth, and community engagement; and
- Facilitate the development of housing options to service the needs of the community.

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## **Options Analysis**

Option 1: That City Council direct Planning Staff to hold a public meeting under the Planning Act for a proposed Zoning By-law Amendment to the City's Zoning By-law 2015-30 based on Schedule 'A' in Report to Council CSBU-2024-018 by Adam Curran, dated April 11, 2024.

Option 2: That City Council does not direct Planning Staff to hold a public meeting under the Planning Act for a proposed Zoning By-law Amendment to the City's Zoning By-law 2015-30 based on Schedule 'A' in Report to Council CSBU-2024-018 by Adam Curran, dated April 11, 2024.

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## **Recommended Option**

Option 1: That City Council direct Planning Staff to hold a public meeting under the Planning Act for a proposed Zoning By-law Amendment to the City's Zoning By-law 2015-30 based on Schedule 'A' in Report to Council CSBU-2024-018 by Adam Curran, dated April 11, 2024.

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Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

## **I concur with this report and recommendation**

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner