

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

**By-Law No. 2024-72**

**A By-Law to Amend Zoning By-Law No. 2015-30 to Rezone Certain lands on Larocque Road from a "Residential Holding (RH)" Zone and a "Residential First Density (R1)" Zone to a "Residential Third Density (R3)" Zone and a "Residential Multiple First Density (RM1)" Zone**

**BBC Holdings Corporation – Larocque Road**

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-21" 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 2024-13 on Tuesday, the 15<sup>th</sup> day of October, 2024, by resolution number 2024-\_\_\_\_\_ to approve this rezoning;

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

- 1) Schedule "B-21" 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 portions of PIN 49127-1206 (LT) Part West 1/2 Lot 22 Concession A Widdifield as in NP7088; Save & Except LT64351, LT67891, Part 2, NR968, Part 1, NR1202, Part 1, 36R-3046, Parts 1 & 2, 36R-3880, Part 1, 36R-5304, Parts 1 & 2, 36R-5332, Part 1, 36R-14066 & Parts 1 to 26, Inclusive 36R-14307; S/T Part 1, NR968 as in LT101121; S/T LT77544; City of North Bay), shown as hatched on Schedule A attached hereto from a "Residential Holding (RH)" zone and a "Residential First Density (R1)" zone to a "Residential Third Density (R3)" zone and a "Residential Multiple First Density (RM1)" zone.
- 2) All buildings or structures erected or altered and the use of land in such a "Residential Third Density (R3)" zone and a "Residential Multiple First Density (RM1)" zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.

- 3) 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.
- 4) 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 the objection to the by-law and the reasons in support of the objection and shall be accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6.
- 5) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 6) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 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 15th Day of October 2024.

Read a Second Time in Open Council the 15th Day of October 2024.

Read a Third Time in Open Council and Passed this 15th Day of October 2024.

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Mayor Peter Chirico

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City Clerk Karen McIsaac

# Schedule A

This is Schedule "A"  
To By-Law No. 2024-72  
Passed the 15th Day of October 2024

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Mayor Peter Chirico

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City Clerk Karen McIsaac



## Legend

-  – From a “Residential Holding (RH)” zone to a “Residential Third Density (R3)” zone
-  – From a “Residential Holding (RH)” zone to a “Residential Multiple First Density (RM1)” zone
-  – From a “Residential First Density (R1)” zone to a “Residential Third Density (R3)” zone