

# The Corporation of the City of North Bay

## By-Law No. 2025-18

### A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Gertrude Street East from a “Residential Second Density (R2)” Zone to a “Residential Sixth Density Special No. 152 (R6 Sp.152)” Zone

#### Azitav Mondal & Shualy Sen – 41 Gertrude Street 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-61” 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. 2025-02 adopted by Council on February 11, 2025 by Resolution No. 2025- \_\_ to approve this rezoning;

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

- 1) Schedule “B-61” 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 49171-0001 (LT) PCL 85 SEC WF; PT LT 39 CON 17 West Ferris as in LT22553, Reserving Therefrom One Half the Width Required For Road Allowance BTN CON 17 & 18 in the Said TWP of Ferris, Except LT64483, PT 1 & 2, 36R4162; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Residential Second Density (R2)” Zone to a “Residential Sixth Density Special No. 152 (R6 Sp.152)” Zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Sixth Density Special No. 152 (R6 Sp.152)” 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 11.1.152:  
  
"11.1.152 “Residential Sixth Density Special No. 152 (R6 Sp.152)” zone

11.1.152.1 The property description of this “Residential Sixth Density Special No. 152 (R6 Sp.152)” zone is PIN 49171-0001 (LT) PCL 85 SEC WF; PT LT 39 CON 17 West Ferris as in LT22553, Reserving Therefrom One Half the Width Required For Road Allowance BTN CON 17 & 18 in the Said TWP of Ferris, Except LT64483, PT 1 & 2, 36R4162; North Bay; District of Nipissing along Gertrude Street East in the City of North Bay as shown on the attached Schedule and on Schedule "B-61".

11.1.152.2 The regulations for this “Residential Sixth Density Special No. 152 (R6 Sp.152)” zone are as follows:

- (i) The minimum Lot Frontage shall be 22.0m;

11.1.152.3 The use of land or building in this “Residential Sixth Density Special No. 152 (R6 Sp.152)” 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. 152 (R6 Sp.152)” zone 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 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.
- 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 11th Day of February 2025.

Read a Second Time in Open Council the 11th Day of February 2025.

Read a Third Time in Open Council and Passed this 11th Day of February 2025.

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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. 2025-18

Passed the 11th Day of February 2025

\_\_\_\_\_  
Mayor Peter Chirico

\_\_\_\_\_  
City Clerk Karen McIsaac



## Legend



— from a "Residential Second Density (R2)" Zone to a "Residential Sixth Density Special No. 152 (R6 Sp.152)" Zone

# Schedule B

This is Schedule "B"  
To By-law No. 2025-18

Passed the 11th Day of February 2025

Mayor Peter Chirico

City Clerk Karen Mclsaac

