

‘Appendix B to Report to Council CSBU-2025-011’

The Corporation of the City of North Bay

By-Law No. 2025-____

**A By-Law to Amend Zoning By-Law No. 2015-30
to include Additional Dwelling Unit Policies within
the City of North Bay**

Whereas the Council of the Corporation of the City of North Bay has initiated amendments to the Zoning By-law to permit Additional Residential Dwelling Units;

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 regulations 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 Council Resolution No. 2025-_____ on the day of _____, 2025, to approve this rezoning;

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

- 1) Section 2 – Definitions of Zoning By-law No. 2015-30 is amended by amending the following definitions:

Dwelling Unit, Additional Residential Urban:

A dwelling unit that is ancillary and subordinate to the main dwelling unit within the **Urban Settlement Area**, and connected to municipal services.

- 2) Amend Section 3.20.2.1 Additional Residential Dwelling Unit to the following:

“3.20.2.1 Additional Residential Dwelling Unit

An **additional dwelling unit** may be permitted within:

- a) A **single detached dwelling** or an accessory building thereto
- b) A **semi-detached dwelling** or an accessory building thereto
- c) A **townhouse (cluster, stacked, or street front)** dwelling or an accessory building thereto

provided that a maximum of three **additional residential dwelling units** shall be permitted within the **Urban Settlement Area** per property and connected to municipal services and one **additional residential dwelling unit** shall be permitted per property within the Rural Area of the City.

Additional residential dwelling units which were illegal on the passing of this By-law must meet all the required criteria for an **additional residential dwelling unit** and receive a change of use permit under the Building Code to be considered a legal **additional residential dwelling unit**.

Notwithstanding the above, additional **residential dwelling unit(s)** are not permitted:

- a) Within a dwelling unit or an accessory building within the Parkland (P), Open Space (O), Rural Residential Lakefront (RRL), Floodway (O1) and the Floodplain and Erosion (O2) Zones;
 - b) Within a dwelling unit or accessory building that is permitted in a non-residential zone in Section 6 and 7 of this By-law; and
 - c) Within a dwelling unit or an accessory building on the un-serviced properties within 300 metres of Trout Lake and any major inflowing streams as identified on Schedule 'E' of Zoning By-law 2015-30;
- 3) Delete Section 3.20.2.5 e) and replace it with the following:
"e) shall not have a maximum **gross floor area**, provided it meets the provisions of the Zoning By-law for lot coverage and setbacks;"
- 4) 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.
 - 5) This By-law shall come into effect upon passage and the adoption of Official Plan Amendment 35.
 - 6) This By-law is in conformity with the City of North Bay's Official Plan as amended by Official Plan Amendment 35.

Read a First Time in Open Council the day of _____. 2025.

Read a Second Time in Open Council the day of _____. 2025.

Read a Third Time in Open Council and Passed this day of _____. 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac