

City of North Bay Report to Council

Report No: CSBU-2025-044

Date: July 25, 2025

Originator: Peter Carello, Senior Planner

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Zoning By-Law Amendment Application – 1650 Main St W

Closed Session: yes ☐ no ☒

Recommendation

That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 dated July 25, 2025, from Peter Carello; and
2. the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

Background

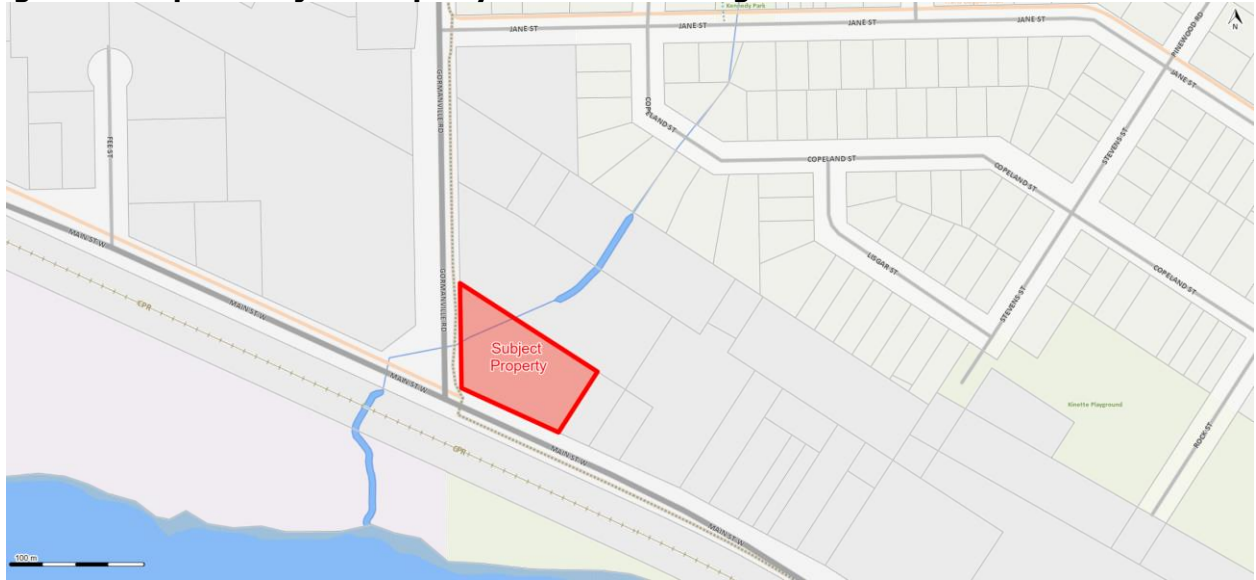
Site Information

Legal Description: See Appendix A

Site Description: The subject property is an existing lot of record on Main Street West. It is located at the intersection of Main Street West and Gormanville Road, as shown below and on attached Schedule A.

It is designated "General Industry" by the Official Plan and is zoned "General Industrial (M2)" under the City's Zoning By-law No. 2015-30.

Figure 1: Map of Subject Property and Surrounding Area



The property has an existing lot area of 0.41 hectares and frontage of 63.7 metres along Main Street West, as shown on attached Schedule B. The property is presently occupied with a building that was previously used as an office building. The property has enjoyed Legal Non-Conforming status as a professional office and the building was constructed in a manner conducive to this use.

Surrounding Land Uses:

The area is largely comprised of industrial uses, particularly along Main Street West and Gormanville Road. Some examples of industrial uses in the area include an automobile service station, a wholesale distributor, machining facilities and a microbrewery.

A short distance to the north and to the northwest of the property is a large residential neighbourhood.

The former CP Rail line travels in an east-west direction a short distance to the north of the subject property. Some of these former rail lands have been developed, with other portions remaining vacant.

There are also legal non-conforming residential uses along Main Street West found amongst the industrial uses.

Proposal

Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., has submitted a Zoning By-law Amendment. The proposed Zoning By-law Amendment would rezone the property located at 1650 Main Street West from a "General Industrial (M2)" zone to an "Industrial Commercial Special (MC Sp.)" zone.

The Special Zone request would permit the following:

- Reduce the Minimum Front Yard Setback to 13m;
- Permit a “Wholesale Uses” as a permitted use; and
- Increase the amount of accessory commercial floor space that is directly associated with the main industrial use from 25% to 50%.

The purpose of the application is to allow the property to be used as a “Wholesale Use” and to increase the amount of floor space being used as accessory commercial use.

Summary

The proposed Zoning By-law Amendment application would rezone the property from a “General Industrial (M2)” zone to an “Industrial Commercial Special (MC Sp.)” zone. The purpose is to allow for wholesale uses and to increase the amount of commercial floor space from 25% to 50% on the subject lands.

The proposed rezoning would amend the list of permitted uses from those found in a “General Industrial (M2)” zone to those found in the “Industrial Commercial (MC)” zone. Uses in an M2 zone are largely more manufacturing or processing based than those uses found in an MC zone. The complete list of specific uses permitted in both the M2 and MC zone are found within the Zoning By-law section of this report.

The application would amend the list of uses allowable on the subject property to those uses permitted in an MC zone, as well as a wholesale use. The intent is to allow the property to be used as a wholesale use (and more specifically, a specialty food product distribution centre) with associated commercial floor space.

The existing building was built for and was previously used as an office. Considering this built form, repurposing the structure for more traditional industrial uses (i.e. manufacturing type activities) is challenging. For example, ceiling heights are lower than what would be typically expected for most industrial uses. As a result, it is my opinion that the proposed amendment from an M2 zone to an MC zone is appropriate.

The application is also requesting to recognize the property’s existing front yard setback of 13m. Staff have no objection to recognizing this setback.

The application was reviewed from the perspective of applicable policy documents, as outlined in further detail later in this report.

Both the Provincial Planning Statement and the City’s Official Plan contain policies encouraging economic development and job creation. The proposed Zoning By-law amendment would facilitate the conversion of the existing vacant building, resulting in the establishment of a new business. In this manner, the proposed Zoning By-law amendment is consistent with these provisions of the applicable policy documents.

It is my professional opinion that the proposed Zoning By-law Amendment is in conformity with the Official Plan and the Growth Plan for Northern Ontario (GPNO 2011) and the end use is consistent with the Provincial Planning Statement (PPS 2024).

Provincial Policy

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and Aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed development conforms with the City's Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Provincial Planning Statement (PPS 2024)

The current Provincial Planning Statement was issued by the Provincial government came into effect on October 20, 2024. This proposal has been reviewed in the context of the Provincial Planning Statement (PPS 2024).

Excerpts of the Provincial Planning Statement (PPS 2024) applicable to this application are outlined below.

The new Provincial Planning Statement contains policies that support the development of the local economy and job creation. Section 2.8.1 (Employment – Supporting a Modern Economy) is as follows:

1. *Planning authorities shall promote economic development and competitiveness by:*

- a. providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c. identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d. encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e. addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

The proposed development would change the list of permitted uses to allow for a new business to establish in a vacant industrial building. It would also result in expanded commercial floor space within an industrial operation. The commercial component would be directly affiliated with the industrial operation located on site.

The enlarged retail space would create economic activity within the commercial area, while also supporting the industrial operations found on site. In this manner, the proposed Zoning By-law amendment would support economic activity, as stated by Section 2.8.1 of the PPS 2024.

It is my professional opinion that the end use of the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (PPS 2024).

Official Plan

The property is currently designated "General Industry" in the City of North Bay's Official Plan.

The Official Plan contains policies related to Employment Areas. There are a number of objectives that the City is hoping to achieve through these policies. The following are excerpts from the Official Plan that Planning Services have determined to be most relevant to the application before City Council:

2.2.2.1.4 Within the Settlement Area, sensitive land uses should be protected from employment lands through a gradient of industrial zones and permitted uses established through the Comprehensive Zoning By-law.

2.2.2.1.5 In general, the major uses of land in the General Industry

areas shall be all forms of manufacturing, processing of goods, data and materials, warehousing, storage, builders' yards, transportation and communication related facilities and public utilities.

2.2.2.1.8 The Comprehensive Zoning By-law that implements this Official Plan shall permit the establishment in General Industrial areas of those commercial uses that are directly associated with and integral to the principal industrial use on a particular property such as:

- a) wholesale or retail outlets;*
- b) administrative offices;*
- c) showrooms or merchandising centres; and*
- d) group homes, where appropriate.*

With respect to the protection of sensitive land uses from industrial land uses the immediately abutting properties are industrial in nature. There are residential uses in the general area approximately 100m from the limits of the subject property. The proposed increase in commercial floor space is unlikely to have a negative effect on any sensitive land uses in the area and is more likely to be less intrusive than uses currently permitted in the existing M2 zone.

The applicant has stated that they intend to use the property for the wholesale distribution of food products. This primary industrial use is consistent with the uses identified by the Official Plan as being permitted within industrial lands.

The Official Plan makes allowances for secondary commercial uses within industrial areas. The proposed Zoning By-law amendment would increase the amount of floor space devoted to commercial area from 25% to 50%. While this could be seen as making the commercial use the primary function, it is my professional opinion that, considering the property's built form and previous use as an office, the proposed use is appropriate and a good adaptive reuse of the existing building.

It is my professional opinion that the proposed Zoning By-law Amendment is appropriate and conforms to the City of North Bay's Official Plan.

Zoning By-Law No. 2015-30

The subject property is presently zoned "General Industrial (M2)". Permitted uses within the existing M2 zone are:

- Automobile Sales, Service, and Leasing Establishments;
- Automobile Service Station;
- Body Shop;
- Brewery, Micro;
- Brewery, Manufacturing;
- Builder's Supply Yard;
- Bulk Sales Establishment;
- Card Lock Gas Facility;
- Contractor's Yard;
- Courier Distribution Depot;

- Data Storage and Processing Firm;
- Distillery, Micro;
- Distillery, Manufacturing;
- Group Home Type 3;
- Industrial Equipment Sales, Service and Leasing Establishment;
- Industrial Class 1;
- Industrial Class 2;
- Laboratory;
- Pet Daycare Facility;
- Production Studio;
- Production Studio & Backlot;
- Recreational Facility;
- Recreational Vehicle Sales, Service, and Leasing Establishment;
- Recycling Centre;
- Self-Storage Use;
- Transportation Terminal;
- Warehouse;
- Waste Transfer Station; and
- Wholesale Uses

The proposed Zoning By-law Amendment would rezone the property to an "Industrial Commercial Special (MC Sp.)" zone. The proposed uses in a standard "Industrial Commercial (MC)" zone are:

- Automobile Sales, Service, and Leasing Establishments;
- Automobile Service Station;
- Body Shop;
- Brewery, Micro;
- Builder's Supply Yard;
- Convenience Store;
- Courier Distribution Depot;
- Day Nursery;
- Distillery, Micro;
- Exhibition Building;
- Farmer's Market;
- Financial Institution;
- Flea Market;
- Garden Centre;
- Gas Bar;
- Group Home Type 3;
- Industrial Equipment Sales, Service and Leasing Establishments;
- Home Improvement Centre;
- Hotel;
- Laboratory;
- Pet Daycare Facility;
- Production Studio;
- Recreational Facility;
- Recreational Vehicle Sales, Service, and Leasing Establishments;
- Restaurant; and
- Wholesale Uses.

In addition to the standard uses in an MC zone, the proposed Zoning By-law amendment would add "Wholesale Uses" to the list of permitted uses. It would also increase the amount of accessory commercial floor space that is directed associated with the main industrial use from 25% to 50%.

The proposed Zoning By-law amendment would also recognize the existing front yard setback of 13m.

The subject property is able to meet all other regulations of the Zoning By-law.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and

agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

Of the agencies that provided comments, the Engineering Department, the Public Works Department and the Ministry of Transportation each offered no concerns or objections.

The Building Department offered no objections but did note that a Change of Use permit would be required from their office as part of the conversion.

The NBMCA noted that *"Based on NBMCA's mapping, John Coffman Creek is buried and flows underneath the subject lands. Where site alteration is proposed, pre-consultation with NBMCA staff is highly recommended as a Section 28 permit may be required...."* There is no site alteration work proposed at this time, as all work is occurring within the existing building. The applicant is aware of the requirement for a Section 28 permit, if site alteration works are required at any time in the future.

No other correspondence was received on this file.

A complete copy of this correspondence is attached to this Report as Appendix B.

Financial/Legal Implications

There are no financial or legal obligations to this City at this time

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment
- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community

Options Analysis

Option 1: That the proposed Zoning By-law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 be approved; and

That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

Option 2: That Council deny the requested Zoning By-law Amendment application.

This option is not recommended for the reasons outlined in this report.

Recommended Option

That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 dated July 25, 2025, from Peter Carello; and
2. the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

We 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: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

W W:\PLAN\Planning\00 - Development & Planning Management\1650 Main St W (010-001-03200)\ZBL Amendments (D14)\ZBLA #976 - CSBU-2025-044 - Zoning By-law Amendment Application - 1650 Main St W - CSBU-2025-044

Appendix A

PIN 49161-0314 (LT)

BLK Z PL 53 Widdifield; PT LT 9 PL 53 Widdifield as in NB152573; S/T NB165615;
North Bay ; District of Nipissing

Appendix B – Correspondence

Engineering Dept

Member: Jonathan Kapitanchuk

Status: Approved

No concerns.

Building Services

Member: Carly Price

Status: Approved

If rezoning is approved, a change of use permit will be required for the former office area intended to be used as retail space. Structural evaluation of area will be required as part of the building permit to ensure existing floor system can support the proposed imposed loads of retail shelving and goods. Architect to evaluate occupant load and life safety. Mechanical and Electrical Engineers to evaluate existing building support systems (such as but not limited to HVAC, emergency lighting and exit signage, power supply), and provide design for any building improvements required to support the change of use. Building permit fee will be assigned at a rate of \$11.23 per \$1,000.00 value of construction, with a minimum fee of \$765.00 being applied. Please allow 20 business days for Code compliance reviews.

Public Works

Member: Scott Franks

Status: Approved

No concerns from a Roads and Traffic perspective.

Finance

Member: Lisa Beaulieu

Status: Approved

No comments or concerns.

Ministry of Transportation

Member: Gabriel Nimoh

Status: Approved

Hello, The Ministry of Transportation (MTO) has reviewed the zoning bylaw application at 1650 Main St W and have determined that the subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time. Don't hesitate to contact me if there are any questions or

concerns.
Thank you,
Gabriel

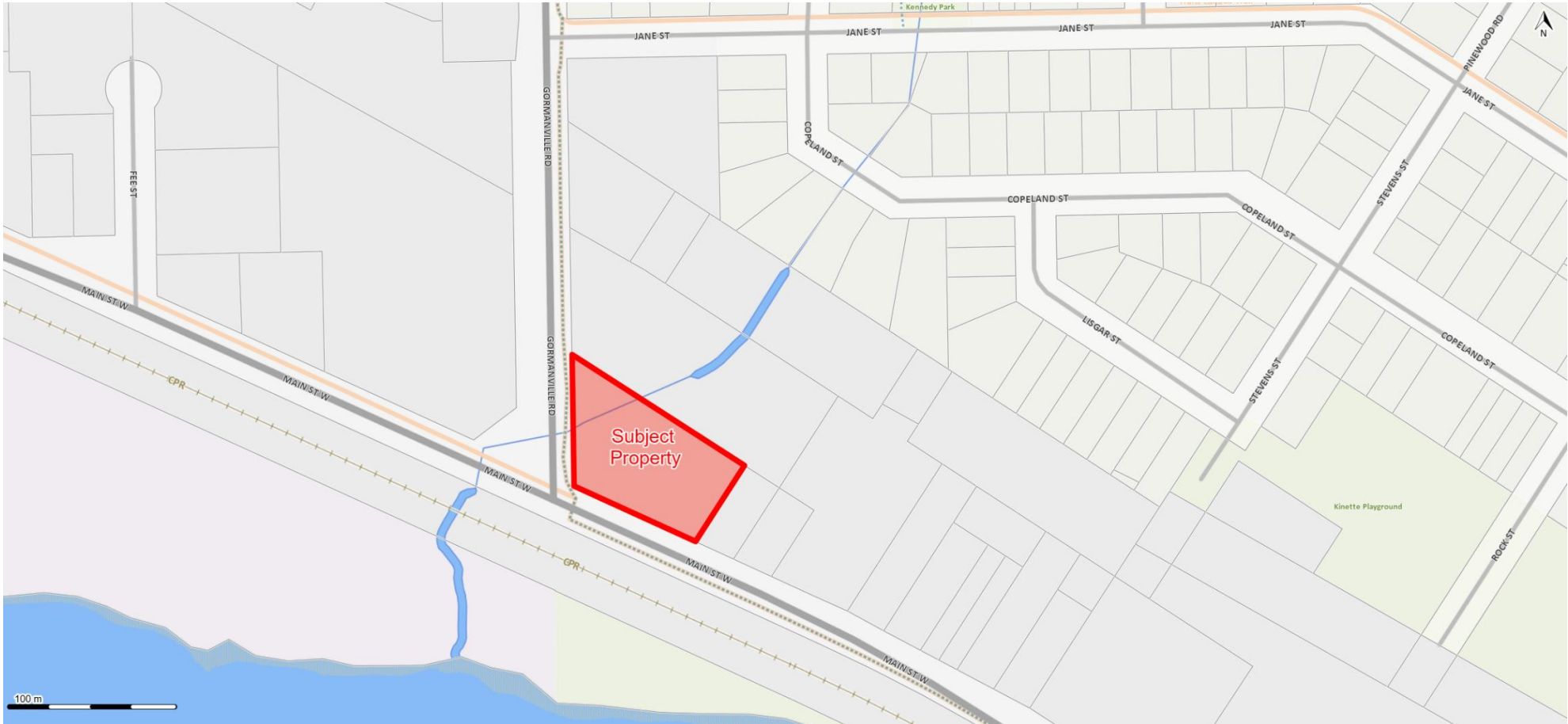
NBMCA

Member: Hannah Wolfram

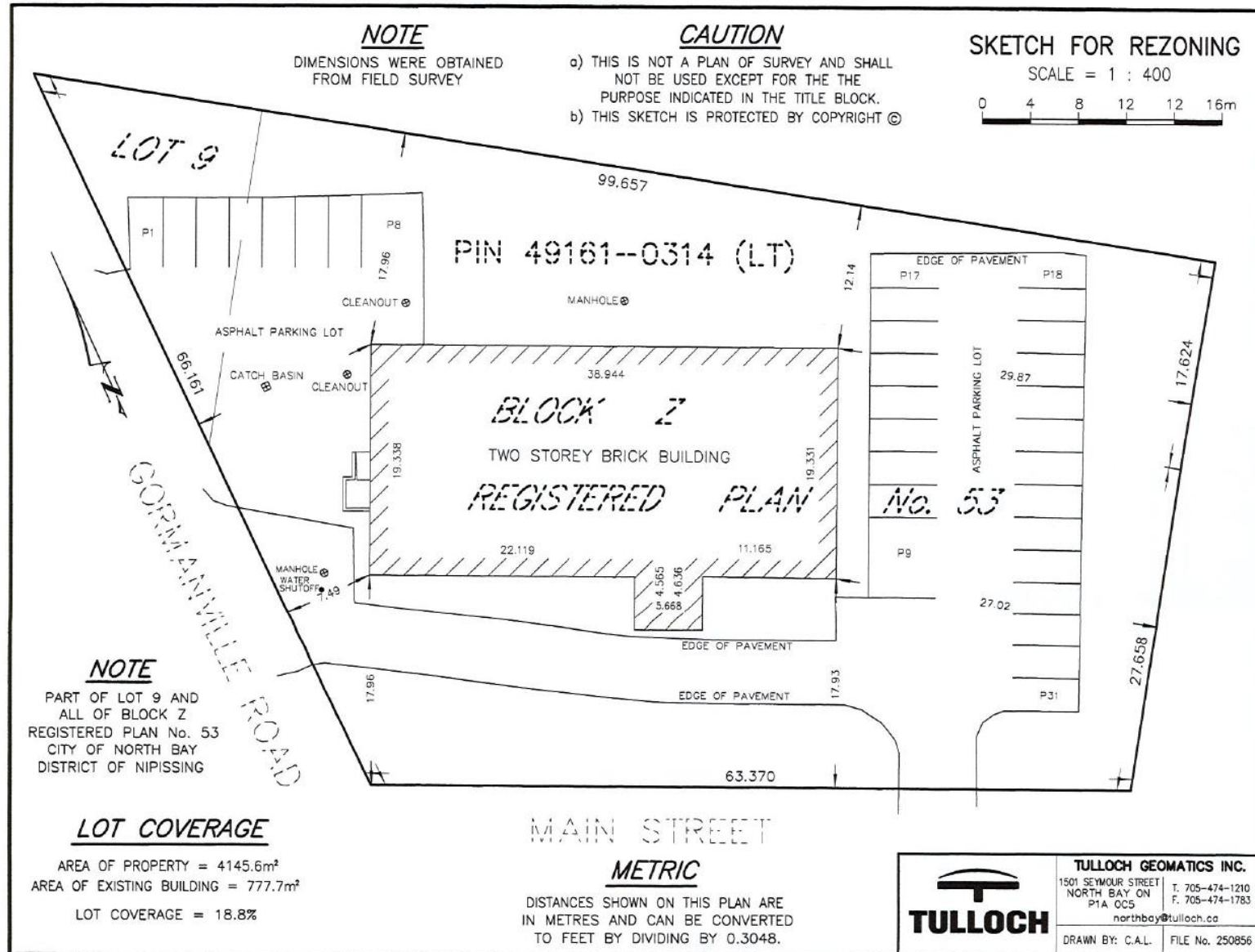
Status: Approved

Based on NBMCA's mapping, John Coffman Creek is buried and flows underneath the subject lands. Where site alteration is proposed, pre-consultation with NBMCA staff is highly recommended as a Section 28 permit may be required. The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA). Under the current Source Protection Plan (SPP), municipalities, implementing bodies, and landowners should have regard for policies within the plan. A copy of the SPP can be found here: <https://bit.ly/41mWDYG> . The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS.

Schedule A



Schedule B



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