

## **Section 11 - Special Zones**

### **11.1 Residential Special Zones**

#### **11.1.1 Residential Mobile Home Park Special Zone No. 1 (R4 Sp. 1)**

- 11.1.1.1 The property description of this Residential Mobile Home Park Special Zone No. 1 (R4 Sp. 1) is Lot 16, Concession "A", former Township of Widdifield, Parcels 2969 W&F and 2879 W&F and part of Parts 1, 2 and 3, Plan 36R-6078, Little Down Lane.
- 11.1.1.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 50 (R3 Sp. 50), except for the following uses:
- Mobile Homes.
- 11.1.1.3 The regulations for this Residential Mobile Home Park Special Zone (R4 Sp. 1) are as follows:
- i) Maximum of 20 mobile home sites.
- 11.1.1.4 The use of land in this Residential Mobile Home Park Special Zone No. 1 (R4 Sp. 1) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Mobile Home Park Special Zone No. 1 (R4 Sp. 1):



**11.1.2 Residential Sixth Density Special Zone No. 2 (R6 Sp. 2)**

11.1.2.1 The property description of this Residential Sixth Density Special Zone No. 2 (R6 Sp.2) is: That part of The Hydro Electric Power Commission Easement #63927 in the East Half of the South Half of Lot 22, Concession "B" in the former Township of Widdifield and referred to as Blocks "C" and "D" on the Draft Plan of Subdivision being Ministry of Housing File #48T-25026.

11.1.2.2 The property described herein may be used for the purposes of:

- vehicular parking

11.1.2.3 The use of land in this Residential Sixth Density Special Zone No. 2 (R6 Sp.2) shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Residential Sixth Density Special Zone No. 2 (R6 Sp. 2):





**11.1.3 Residential Multiple First Density Special Zone No. 3 (RM1 Sp. 3)**

11.1.3.1 The property description of this Residential Multiple First Density Special Zone No. 3 (RM1 Sp. 3) is: Lots 29, 30 and 31 on Plan M-195 along Lakeshore Drive and Howard Avenue in the City of North Bay.

11.1.3.2 No person shall use land or erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 3 (RM1 Sp. 3) except for the following uses:

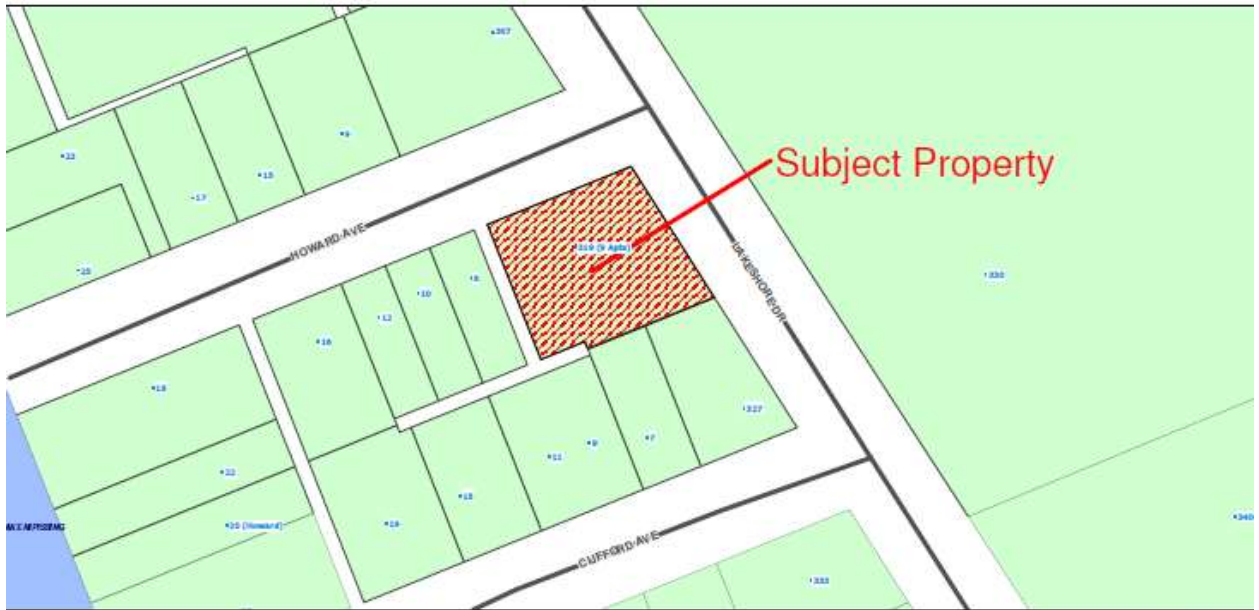
- 9 unit apartment dwelling.

11.1.3.3 The regulations for this Residential Multiple First Density Special Zone No. 3 (RM1 Sp. 3) are as follows:

- i) Maximum lot coverage shall be 30%.
- ii) The minimum lot frontage shall be 30.4m
- iii) The minimum front yard setback shall be 7.6m.
- iv) The minimum side yard setback shall be 1.2m for a one-storey dwelling and an additional 61cm for each additional storey or part thereof.
- v) The minimum exterior side yard setback shall be 4.5m.
- vi) In the case of a corner lot, no portion of any driveway shall be located closer than 9m to the intersection of the two streets measured at the lot lines.
- vii) The minimum rear yard setback shall be 7.6m.

11.1.3.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 3 (RM1 Sp. 3) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 3 (RM1 Sp. 3):



**11.1.4 Residential Sixth Density Special Zone No. 4 (R6 Sp. 4)**

11.1.4.1 The property description of this Residential Sixth Density Special Zone No. 4 (R6 Sp. 4) is: South part of Lot 368, Plan No. 21 in the City of North Bay.

11.1.4.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 4 (R6 Sp. 4) except for the following uses:

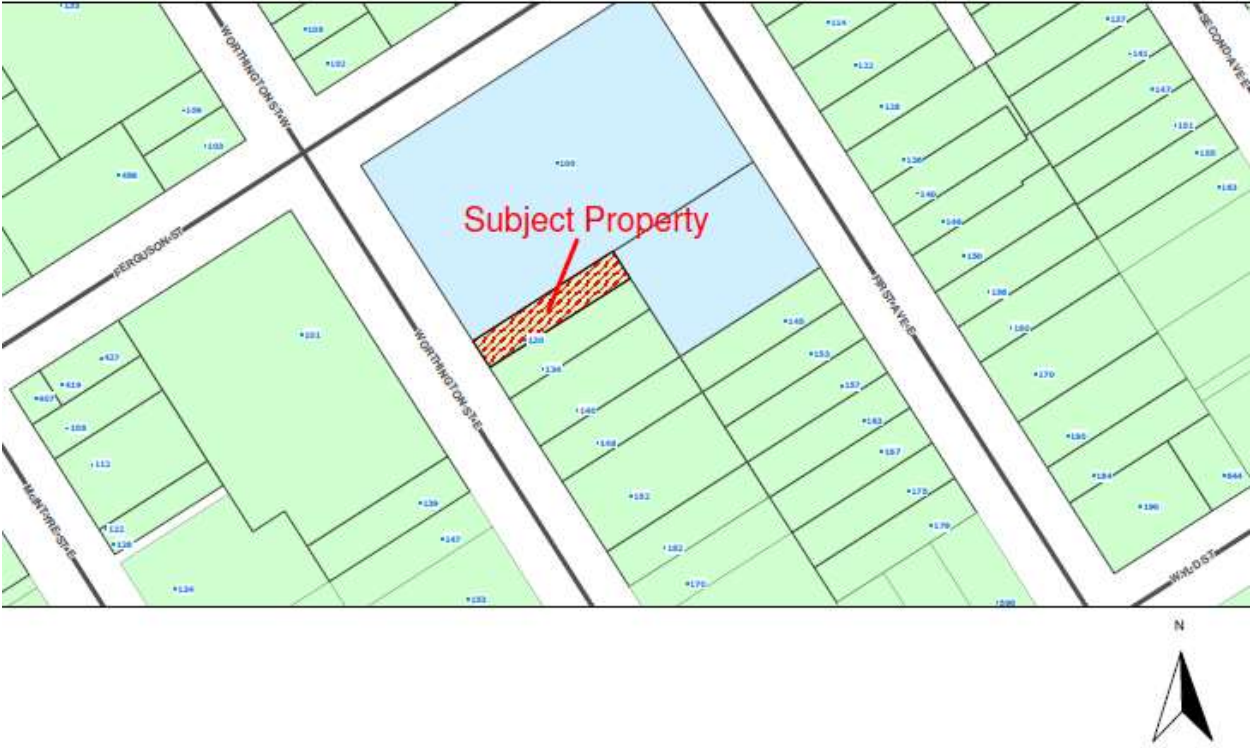
- Triplex Dwelling.

11.1.4.3 The regulations for this Residential Sixth Density Special Zone No. 4 (R6 Sp. 4) are as follows:

- i) Maximum lot coverage shall be 25%.
- ii) The minimum lot frontage shall be 7.77m.
- iii) The minimum front yard setback shall be 6m.
- iv) The minimum southerly side yard setback shall be nil.
- v) The minimum northerly side yard setback shall be 0.2m.
- vi) The minimum rear yard setback shall be 19.5m.

11.1.4.4 The use of land in this Residential Sixth Density Special Zone No. 4 (R6 Sp. 4) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 4 (R6 Sp. 4):



**11.1.5 Residential Sixth Density Special Zone No. 5 (R6 Sp. 5)**

11.1.5.1 The property description of this Residential Sixth Density Special Zone No. 5 (R6 Sp. 5) is Part of Block "C", Plan M-364 and Part 1, Plan 36R-4229 in the City of North Bay.

11.1.5.2 No person shall use land, or erect or construct any building or structure in this Residential Sixth Density Special Zone No. 5 (R6 Sp. 5) except for the following uses:

- 39 Stacked Townhouse units;
- Private Park and Playground.

11.1.5.3 The regulations for this Residential Sixth Density Special Zone No. 5 (R6 Sp. 5) are as follows:

- i) The minimum lot area per dwelling unit shall be 279m<sup>2</sup>.
- ii) The maximum lot coverage shall be 30%.
- iii) The setback from the front lot line shall be a minimum of 6m.
- iv) The setback from the side lot line shall be a minimum of 7.6m.
- v) The setback from the rear lot line shall be a minimum of 7.6m.
- vi) The minimum number of off-street parking spaces shall be 49.

11.1.5.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 5 (R6 Sp. 5) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 5 (R6 Sp. 5):



**11.1.6 Residential Sixth Density Special Zone No. 6 (R6 Sp. 6)**

11.1.6.1 The property description of this Residential Sixth Density Special Zone No. 6 (R6 Sp. 6) is Part of Lot 472, Plan No. 21 along First Avenue in the City of North Bay.

11.1.6.2 No person shall use land, or erect or construct any building or structure in this Residential Sixth Density Special Zone No. 6 (R6 Sp. 6) except for the following uses:

- Triplex Dwelling;
- Accessory uses to the above.

11.1.6.3 The regulations for this Residential Sixth Density Special Zone No. 6 (R6 Sp. 6) are as follows:

- i) The minimum lot area per dwelling unit shall be 134.8m<sup>2</sup>.
- ii) The minimum lot frontage shall be 10m
- iii) The setback from the front lot line shall be a minimum of 19.5m.
- iv) The setback from the northerly side lot line shall be a minimum of 1m.
- v) The setback from the southerly side lot line shall be a minimum of 0.6m.
- vi) The setback from the rear yard lot line shall be a minimum of 10.5m.

11.1.6.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 6 (R6 Sp. 6) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 6 (R6 Sp. 6):





**11.1.7 Residential Multiple First Density Special Zone No. 7 (RM1 Sp. 7)**

11.1.7.1 The property description of this Residential Multiple First Density Special Zone No. 7 (RM1 Sp. 7) is Part 1 of Plan 36R-5557 along Front Street and First Avenue in the City of North Bay.

11.1.7.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 7 (RM1 Sp. 7) except for the following uses:

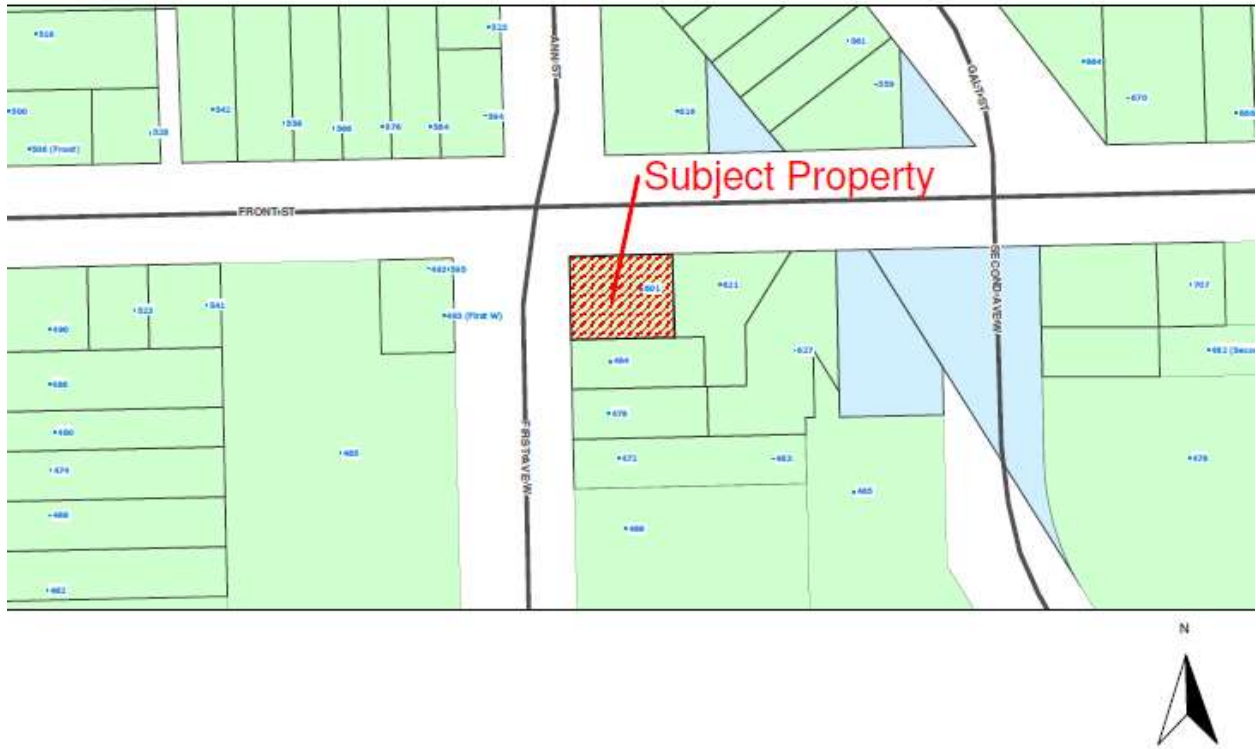
- 6 unit Apartment Dwelling.

11.1.7.3 The regulations for this "Residential Multiple First Density Special Zone No. 7 (RM1 Sp.7) are as follows:

- i) Maximum lot coverage shall be 42%.
- ii) The setback from the front lot line shall be 3m.
- iii) The setback from the easterly side lot line shall be a minimum of 1.5m.
- iv) The setback from the westerly side lot line shall be a minimum of 7m.
- v) The setback from the rear yard lot line shall be a minimum of 1.5m.
- vi) The minimum number of off-street parking spaces shall be 6.

11.1.7.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 7 (RM1 Sp. 7) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 7 (RM1 Sp. 7)



**11.1.8 Residential Multiple Third Density Special Zone No. 8 (RM3 Sp. 8)**

11.1.8.1 The property description of this Residential Multiple Third Density Special Zone No. 8 (RM3 Sp. 8) is the West Half of Lot 364 and Lots 365 and 366 of Plan No. 21 along Worthington Street in the City of North Bay.

11.1.8.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple Third Density Special Zone No. 8 (RM3 Sp. 8) except for the following uses:

- 31 units, 7 storey Apartment Dwelling.

11.1.8.3 The regulations for this Residential Multiple Third Density Special Zone No. 8 (RM3 Sp. 8) are as follows:

- i) The setback from the front lot line shall be 7m
- ii) The setback from the side lot line shall be a minimum of 6m.
- iii) The setback from the rear yard lot line shall be a minimum of 7m.
- iv) The minimum number of off-street parking spaces shall be 39.
- v) A maximum of 60% of the required parking spaces may be designated to accommodate compact or subcompact cars and shall have a:
  - a) Minimum length of 4.8m, and for parallel parking, 5.5m; and
  - b) Minimum width of 2.6m, and for parallel parking, 2.6m.

11.1.8.4 The use of land or buildings in this Residential Multiple Third Density Special Zone No. 8 (RM3 Sp. 8) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Third Density Special Zone No. 8 (RM3 Sp. 8):



**11.1.9 Residential Multiple Second Density Special Zone No. 9 (RM2 Sp. 9)**

11.1.9.1 The property description of this Residential Multiple Second Density Special Zone No. 9 (RM2 Sp. 9) is Lot 370, Plan No. 57 and part of a laneway abutting thereto along Chippewa Street in the City of North Bay.

11.1.9.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple Second Density Special Zone No. 9 (RM2 Sp. 9) except for the following uses:

- 8 unit, 2 storey Apartment Dwelling.

11.1.9.3 The regulations for this Residential Multiple Second Density Special Zone No. 9 (RM2 Sp. 9) are as follows:

- i) Maximum gross floor space shall be 639.9m<sup>2</sup>.
- ii) The minimum lot frontage shall be 21.9m.
- iii) The setback from the front lot line shall be a minimum of 7.6m.
- iv) The setback from the southerly side lot line shall be a minimum of 3m.
- v) The setback from the northerly side lot line shall be a minimum of 6m.
- vi) The setback from the rear yard lot line shall be a minimum of 7.6m.
- vii) The minimum number of off- street parking spaces shall be 10.
- viii) The minimum width of an aisle used for vehicular access to a parking space with a ninety (90o) degree turn shall be four and twenty-six one hundredths (4.26) metres.
- ix) The maximum height of the building shall be 2 storeys or 6m, whichever is less.

11.1.9.4 The use of land or buildings in this Residential Multiple Second Density Special Zone No. 9 (RM2 Sp. 9) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 9 (RM2 Sp. 9):



**11.1.10 Residential First Density Special Zone No. 10 (R1 Sp. 10)**

11.1.10.1 The property description of this Residential First Density Special Zone No. 10 (R1 Sp. 10) is Lot 24 and Part Lot 25, Plan M-312 in the City of North Bay.

11.1.10.2 No person shall use land, or erect or construct any building or structure in this Residential First Density Special Zone No. 10 (R1 Sp. 10) except for the following uses:

- Single Detached Dwellings.

11.1.10.3 The regulations for this Residential First Density Special Zone No. 10 (R1 Sp. 10) are as follows:

- i) The minimum lot frontages for the lots in the Residential First Density Special Zone No. 10 (R1 Sp. 10) are as follows:  
Lot 1 - 6m; and  
Lot 2 - 8.4m.
- ii) The maximum lot coverage shall be 30%.
- iii) The minimum lot area per dwelling unit shall be 1,542m<sup>2</sup>.
- iv) The minimum front yard setback shall be 6m.
- v) The minimum side yard setback shall be 1.2m for one storey and an additional 0.61m for each additional storey, or part thereof.
- vi) The minimum width of an exterior side yard shall be 3m.
- vii) On every lot where there is no attached garage or carport, one side yard shall have a minimum width of 3m for a driveway into the side yard.
- viii) The minimum rear yard shall be 10.5m except in the case of a corner lot where the rear yard shall be not less than 7.5m.

11.1.10.4 The use of land or buildings in this Schedule to Residential First Density Special Zone No. 10 (R1 Sp. 10) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential First Density Special Zone No. 10 (R1 Sp. 10):





**11.1.11 Residential Sixth Density Special Zone No. 11 (R6 Sp.11)**

11.1.11.1 The property description of this Residential Sixth Density Special Zone No. 11 (R6 Sp. 11) is:

The West Half of Lot 472, Plan No. 21 along First Avenue East in the City of North Bay.

11.1.11.2 No person shall use land or erect or construct any building or structure in this Residential Sixth Density Special Zone No. 11 (R6 Sp. 11) except for the following uses:

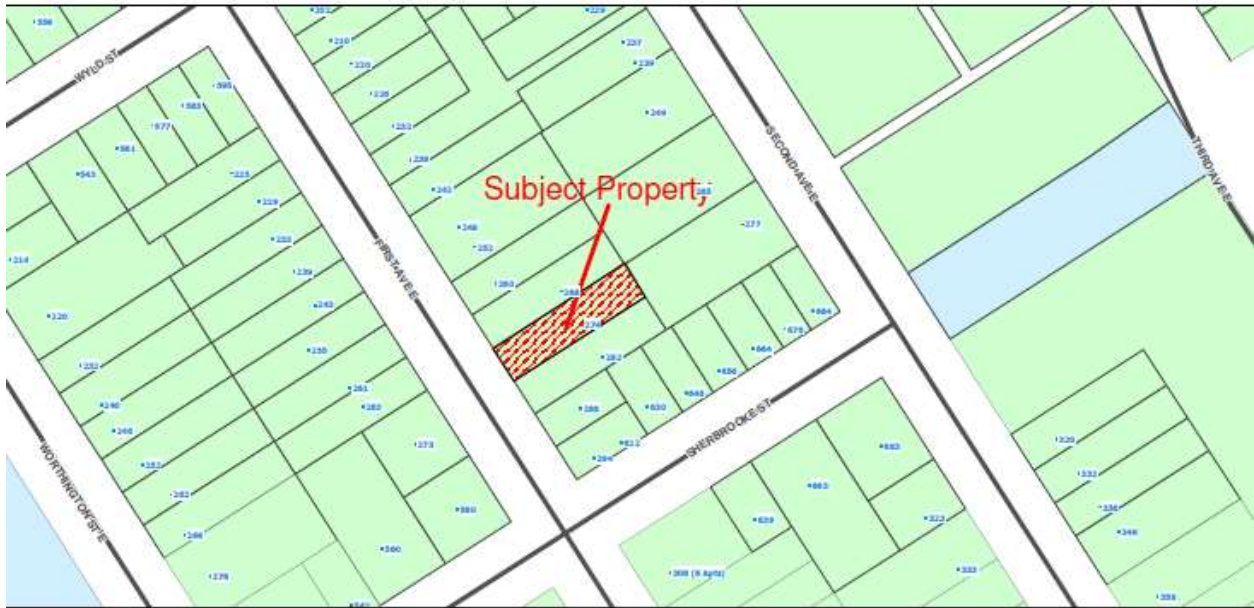
- Triplex Dwelling.

11.1.11.3 The regulations for this Residential Sixth Density Special Zone No. 11 (R6 Sp. 11) are as follows:

- i) The minimum lot area per dwelling unit shall be 134.8m<sup>2</sup>.
- ii) The minimum lot frontage shall be 10m.
- iii) The maximum lot coverage shall be 35%.
- iv) The minimum front yard setback shall be 19.1m.
- v) The minimum westerly side yard setback shall be 0.46m.
- vi) The minimum easterly side yard setback shall be 1.29m.
- vii) The minimum rear yard setback shall be 10.5m.

11.1.11.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 11 (R6 Sp. 11) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 11 (R6 Sp. 11):



**11.1.12 Residential Multiple First Density Special Zone No. 12 (RM1 Sp. 12)**

11.1.12.1 The property description of this Residential Multiple First Density Special Zone No. 12 (RM1 Sp. 12) is:

Parts 4 and 5 and part of Part 3, Plan 36R-5207 and part of Block E, Plan No. 15 and that triangular part of the Remainder of Patent 1522 Widdifield bounded on two sides by Parts 3, Plan 36R-5207 and on the third by the Canadian Pacific Railway main line along Timmins Street in the City of North Bay.

11.1.12.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 12 (RM1 Sp. 12) except for the following uses:

- 60 Apartment Dwellings; and
- Accessory Uses to the above.

11.1.12.3 The regulations for this Residential Multiple First Density Special Zone No. 12 (RM1 Sp. 12) are as follows:

- i) The maximum gross floor area as a percentage of lot area shall be 75%
- ii) The minimum lot frontage shall be 56m.
- iii) The minimum usable Open Space as a percent of gross floor area shall be 50%.
- iv) The minimum front yard setback shall be 4.5m.
- v) The minimum westerly side yard setback shall be 10.5m.
- vi) The minimum easterly side yard setback shall be 6m.
- vii) The minimum rear yard setback shall be 15m.
- viii) The maximum height of the building shall be 4 storeys.

11.1.12.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 12 (RM1 Sp. 12) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 12 (RM1 Sp. 12):



**11.1.13 Residential Sixth Density Special Zone No. 13 (R6 Sp. 13)**

11.1.13.1 The property description of this Residential Sixth Density Special Zone No. 13 (R6 Sp. 13) is Part of Lot 232, Plan 13 and Parts 1 and 3, Plan 36R-3317 along Copeland Street in the City of North Bay.

11.1.13.2 No person shall use land, or erect or construct any building or structure in this Residential Sixth Density Special Zone No. 13 (R6 Sp. 13) except for the following uses:

- Fourplex.

11.1.13.3 The regulations for this Residential Sixth Density Special Zone No. 13 (R6 Sp. 13) are as follows:

- i) Maximum lot coverage shall be 25%.
- ii) The setback from the front lot line shall be 11.2m.
- iii) The setback from the westerly side lot line shall be 2.5m.
- iv) The setback from the easterly side lot line shall be a minimum of 17.46m.
- v) The setback from the rear yard lot line shall be a minimum of 10.5m.

11.1.13.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 13 (R6 Sp. 13) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 13 (R6 Sp. 13):



**11.1.14 Residential Sixth Density Special Zone No. 14 (R6 Sp. 14)**

11.1.14.1 The property description of this Residential Sixth Density Special Zone No. 14 (R6 Sp. 14) is:

Part of Parcel 11383 Nipissing in the City of North Bay.

11.1.14.2 No person shall use land, or erect or construct any building or structure in this Residential Sixth Density Special Zone No. 14 (R6 Sp. 14) except for the following uses:

- 50 Townhouse units;
- Accessory Uses to the above.

11.1.14.3 The regulations for this Residential Sixth Density Special Zone No. 14 (R6 Sp. 14) are as follows:

- i) The minimum lot frontage shall be 30m.
- ii) The maximum lot coverage shall be 30%.
- iii) The minimum front yard setback shall be 6m.
- iv) The minimum side yard shall be 1.2m for one storey and an additional 0.61m for each additional storey or part thereof, but one side yard must have a minimum width of 6m and an exterior side yard must have a minimum width of 3m.
- v) The minimum rear yard shall be 7.6m.
- vi) The maximum number of dwelling units per building shall be 8.
- vii) The minimum distance between buildings shall be equal to the average height of the two adjacent buildings or portions thereof.

11.1.14.4 The use of land or building in this Residential Sixth Density Special Zone No. 14 (R6 Sp. 14) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 14 (R6 Sp. 14):





**11.1.15 Residential Multiple First Density Special Zone No. 15 (RM1 Sp. 15)**

11.1.15.1 The property description of this Residential Multiple First Density Special Zone No. 15 (RM1 Sp. 15) is: Part of Parcel 11383 Nipissing in the City of North Bay.

11.1.15.2 No person shall use land, or erect or construct any building or structures in this Residential Multiple First Density Special Zone No. 15 (RM1 Sp. 15) except for the following uses:

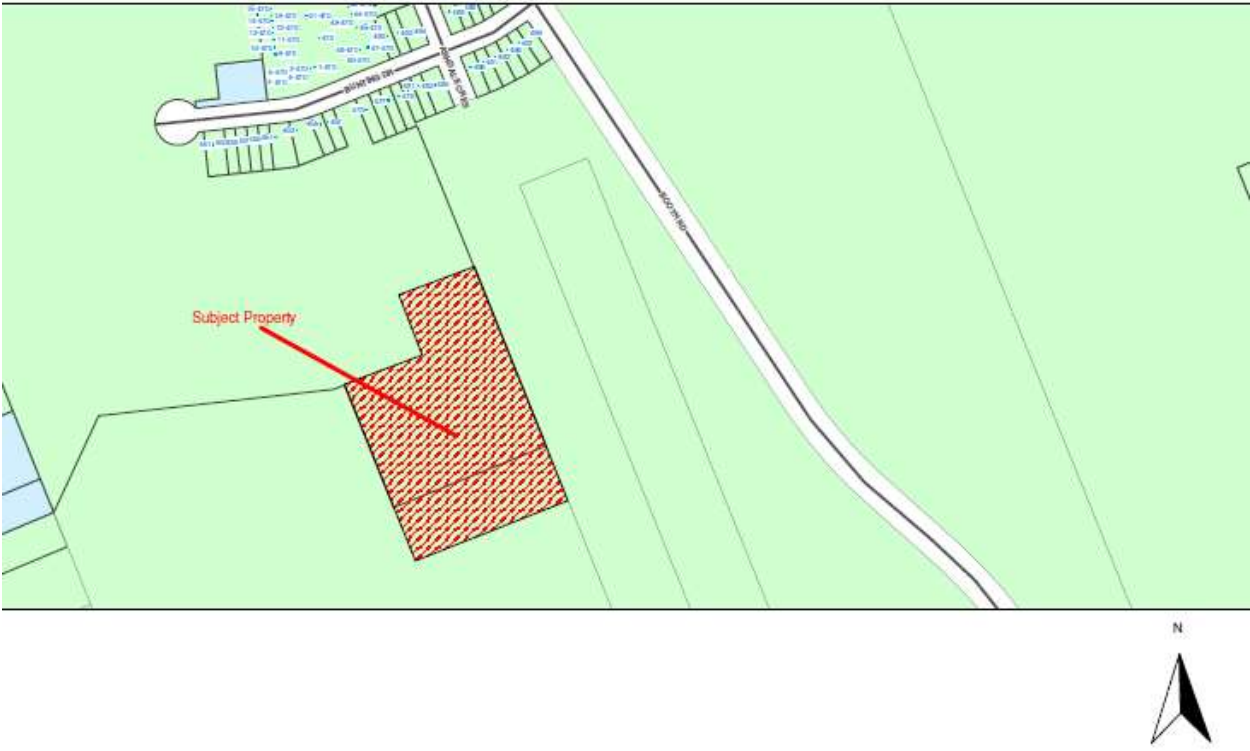
- 50 Apartment Dwelling units with a maximum height of 3 storeys;
- Accessory Uses to the above.

11.1.15.3 The regulations for this Residential Multiple First Density Special Zone No. 15 (RM1 Sp. 15) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 75%.
- ii) The minimum lot frontage shall be 30m.
- iii) The minimum usable Open Space as a percent of gross floor area shall be 50%.
- iv) The minimum front yard setback shall be one-half the height of the building, but not less than 7.6m.
- v) The minimum side yard setback from the exterior side lot line shall be one-half the height of the building, but not less than 6m.
- vi) The minimum rear yard shall be one-half the height of the building, but not less than 7.6m.
- vii) The maximum height of the apartment buildings shall be 3 storeys.

11.1.15.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 15 (RM1 Sp. 15) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 15 (RM1 Sp. 15):



**11.1.16 Residential Sixth Density Special Zone No. 16 (R6 Sp. 16)**

11.1.16.1 The property description of this Residential Sixth Density Special Zone No. 16 (R6 Sp. 16) is Parcel 8131 W&F in the City of North Bay.

11.1.16.2 No person shall use land, or erect or construct any building or structure in this Residential Sixth Density Special Zone No. 16 (R6 Sp. 16) except for the following uses:

- Triplex Dwelling;
- Accessory uses to the above.

11.1.16.3 The regulations for this Residential Sixth Density Special Zone No. 16 (R6 Sp. 16) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 35%.
- ii) The minimum lot frontage shall be 15m.
- iii) The minimum usable Open Space as a percent of gross floor area shall be 50%.
- iv) The minimum front yard, side yard and rear yard setback shall be as illustrated on the Schedule to Residential Sixth Density Special Zone No. 16 (R6 Sp. 16).
- v) The maximum height of the building shall be 2 storeys.

11.1.16.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 16 (R6 Sp. 16) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 16 (R6 Sp. 16):



**11.1.17 Residential Multiple Second Density Special Zone No. 17 (RM2 Sp. 17)**

11.1.17.1 The property description of this Residential Multiple Second Density Special Zone No. 17 (RM2 Sp. 17) is:

Block "D", the north half of Lot 263, Lots 264-271 inclusive and Lots 330-333 inclusive, Plan No. 54, as well as Lots 265 and 266, Registered Plan M-28 in the City of North Bay.

11.1.17.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple Second Density Special Zone No. 17 (RM2 Sp. 17) except for the following uses:

- 58-unit Apartment Dwelling;
- Accessory Uses to the above.

11.1.17.3 The regulations for this Residential Multiple Second Density Special Zone No. 17 (RM2 Sp. 17) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 100%.
- ii) The minimum lot frontage shall be 20m.
- iii) The minimum usable Open Space as a percent of gross floor area shall be 50%.
- iv) The minimum front yard, side yard and rear yard setback shall be as illustrated on the Schedule to Residential Multiple Second Density Special Zone No. 17 (RM2 Sp. 17).
- v) The maximum height of the building shall be 6 storeys.

11.1.17.4 The use of land or buildings in this Residential Multiple Second Density Special Zone No. 17 (RM2 Sp. 17) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 17 (RM2 Sp.17):



**11.1.18 Residential Multiple First Density Special Zone No. 18 (RM1 Sp. 18)**

11.1.18.1 The property description of this Residential Multiple First Density Special Zone No. 18 (RM1 Sp. 18) is Lot 54, Plan No. 13, along Main Street West in the City of North Bay.

11.1.18.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 18 (RM1 Sp. 18) except for the following uses:

- 6 unit, 2 storey Apartment Dwelling;
- Accessory Uses to the above.

11.1.18.3 The regulations for this Residential Multiple First Density Special Zone No. 18 (RM1 Sp. 18) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 75%.
- ii) The minimum lot frontage shall be 20m.
- iii) The minimum usable Open Space as a percent of gross floor area shall be 28%.
- iv) The maximum height of the building shall be 2 storeys.

11.1.18.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 18 (RM1 Sp. 18) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 18 (RM1 Sp. 18):





**11.1.19 Residential Multiple Third Density Special Zone No. 19 (RM3 Sp. 19)**

11.1.19.1 The property description of this Residential Multiple Third Density Special Zone No. 19 (RM3 Sp. 19) is Lots 203 to 211 inclusive, Registered Plan M-211 along Lakeshore Drive in the City of North Bay.

11.1.19.2 No person shall use land, erect or construct any building or structure in this Residential Multiple Third Density Special Zone No. 19 (RM3 Sp. 19) except for the following uses:

- Apartment Dwelling of not more than 32 units and not more than 9 storeys;
- Parks, Playgrounds, Non-profit uses;
- Accessory uses to the above.

11.1.19.3 The regulations for this Residential Multiple Third Density Special Zone No. 19 (RM3 Sp. 19) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 150%.
- ii) The minimum lot frontage shall be 34.9m.
- iii) The minimum usable Open Space as a percent of the gross floor area shall be 46%.
- iv) The maximum height of the building shall be not more than 9 storeys.

11.1.19.4 The use of land or buildings in this Residential Multiple Third Density Special Zone No. 19 (RM3 Sp. 19) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Third Density Special Zone No. 19 (RM3 Sp. 19):



**11.1.20 Residential Multiple Second Density Special Zone No. 20 (RM2 Sp. 20)**

11.1.20.1 The property description of this Residential Multiple Second Density Special Zone No. 20 (RM2 Sp. 20) is Lots 836 to 839 inclusive, Plan M-177, along O'Brien Street and Hutcheson Avenue in the City of North Bay.

11.1.20.2 No person shall use land, or erect or construct any building or structure in this Residential Multiple Second Density Special Zone No. 20 (RM2 Sp. 20) except for the following uses:

- Apartment Dwelling having not more than 10 units;
- Parks, Playgrounds, Non-profit uses;
- Institutional uses.

11.1.20.3 The regulations for this Residential Multiple Second Density Special Zone No. 20 (RM2 Sp. 20) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 96%.
- ii) The minimum lot frontage shall be 30m.
- iii) The minimum front yard setback shall be 6m.
- iv) The minimum side yard setback shall be 6m
- v) The minimum rear yard setback shall be 7.6m.

11.1.20.4 The use of land or buildings in this Residential Multiple Second Density Special Zone No. 20 (RM2 Sp. 20) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 20 (RM2 Sp. 20):



**11.1.21 Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21)**

11.1.21.1 The property description of this Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21) is Lot 18, Plan M-234 along Trout Lake in the City of North Bay.

11.1.21.2 No person shall use land, erect or construct any building or structure in this Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21) except for the following uses:

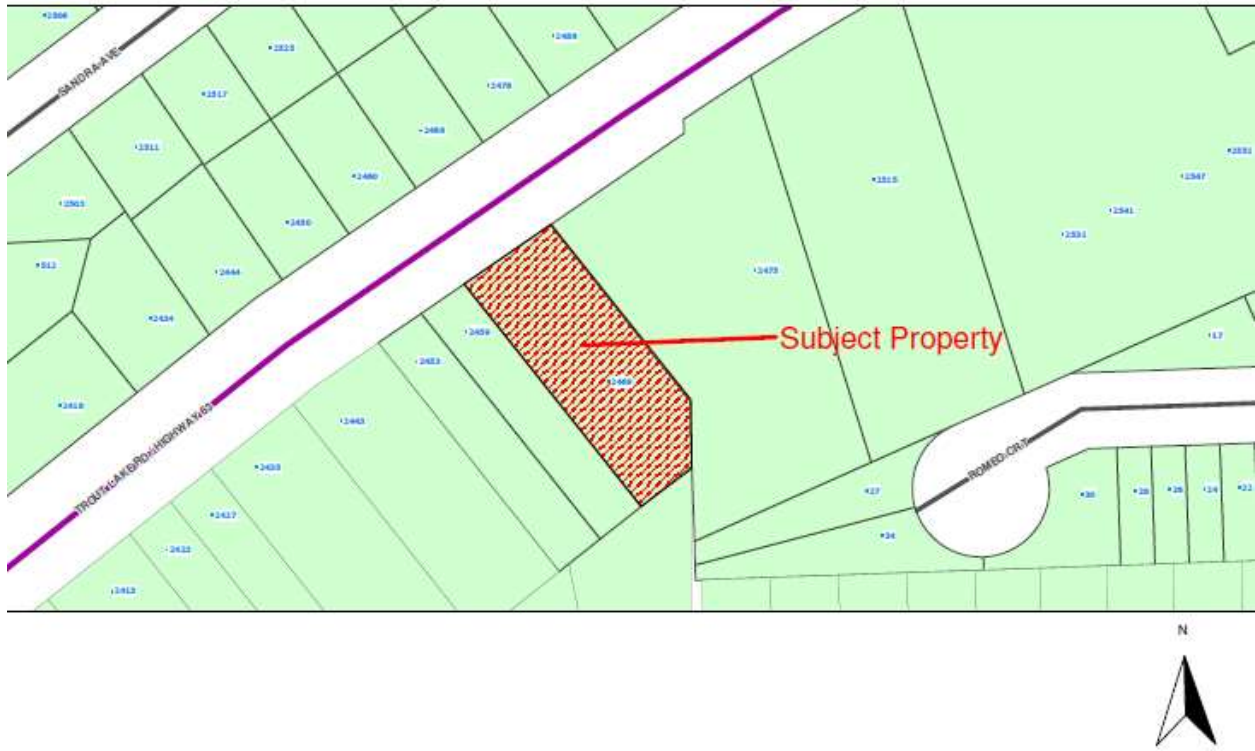
- 3 storey Apartment Dwelling, not to exceed 16 dwelling units.

11.1.21.3 The regulations for this Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 100%.
- ii) The minimum front yard setback shall be 30m.
- iii) The minimum side yard setback shall be 5.5m.
- iv) The minimum rear yard setback shall be 7.6m.
- v) The parking requirements may be located on the front yard in this Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21).

11.1.22.4 The use of land or buildings in this Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 21 (RM2 Sp. 21):



**11.1.22 Residential Sixth Density Special Zone No. 22 (R6 Sp. 22)**

- 11.1.22.1 The property description of this Residential Sixth Density Special Zone No. 22 (R6 Sp. 22) is Lot 341, Plan M-28 along O'Brien Street and High Street in the City of North Bay.
- 11.1.22.2 No person shall use land, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 22 (R6 Sp. 22) except for the following uses:
- Fourplex Dwelling.
- 11.1.22.3 The regulations for this Residential Sixth Density Special Zone No. 22 (R6 Sp. 22) are as follows:
- i) The minimum lot area per dwelling unit shall be 145m<sup>2</sup>.
  - ii) The minimum lot frontage shall be 15m.
  - iii) The minimum front yard setback shall be 6m.
  - iv) The minimum exterior side yard setback shall be 1.2m.
  - v) The minimum interior side yard setback shall be 1.8m.
  - vi) The minimum rear yard setback shall be 8.2m.
- 11.1.22.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 22 (R6 Sp. 22) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 22 (R6 Sp. 22):

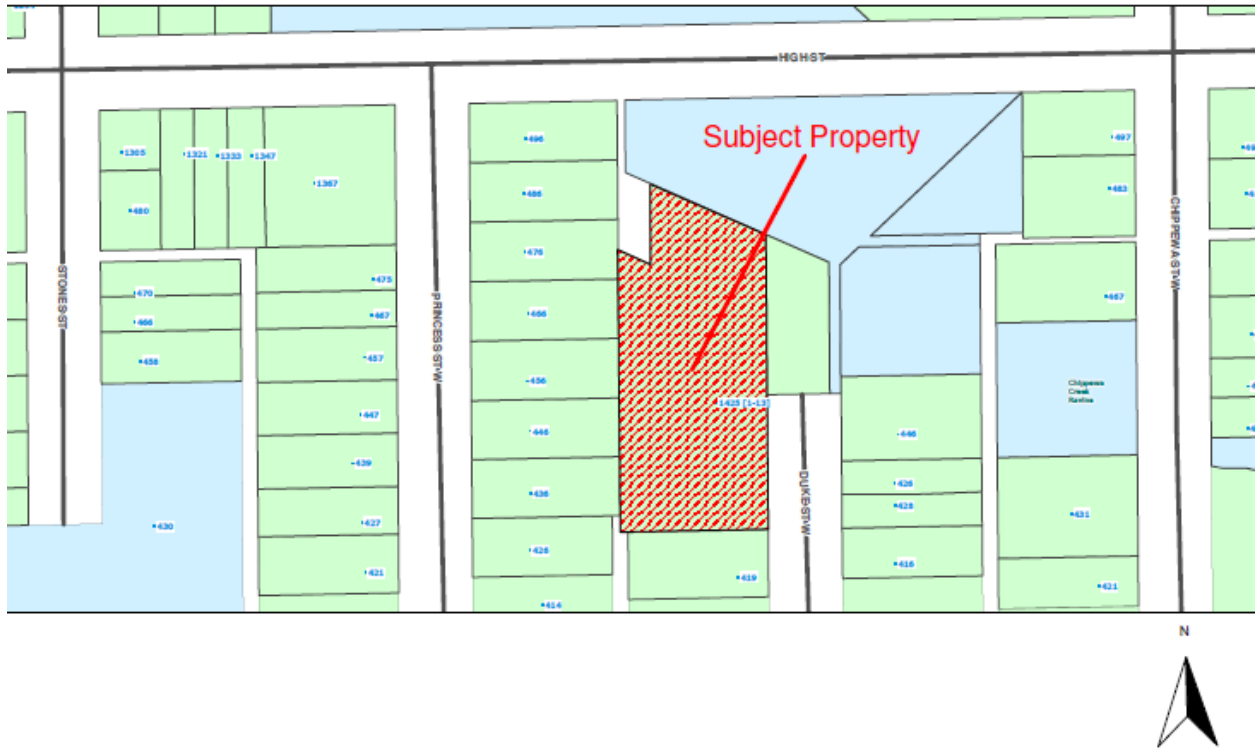




**11.1.23 Residential Multiple First Density Special Zone No. 23 (RM1 Sp. 23)**

- 11.1.23.1 The property description of this Residential Multiple First Density Special Zone No. 23 (RM1 Sp. 23) is Parts 11, 12 and 16, Plan 36R-3405 and Parts 1 to 5 inclusive, Plan 36R-8423 along Duke Street in the City of North Bay.
- 11.1.23.2 No person shall use land, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 23 (RM1 Sp. 23) except for the following uses:
- Apartment Dwelling having not more than 13 dwelling units within 2 storeys.
- 11.1.23.3 The regulations for this Residential Multiple First Density Special Zone No. 23 (RM1 Sp. 23) are as follows:
- i) The maximum gross floor area shall be 1,742m<sup>2</sup>.
  - ii) The minimum lot frontage shall be 36.5m.
  - iii) The minimum front yard setback shall be 7.6m.
  - iv) The minimum southerly side yard setback shall be 13.7m.
  - v) The minimum northerly side yard setback shall be 22m.
  - vi) The minimum rear yard setback shall be 11.8m.
- 11.1.23.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 23 (RM1 Sp. 23) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 23 (RM1 Sp. 23):



**11.1.24 Residential Sixth Density Special Zone No. 24 (R6 Sp. 24)**

11.1.24.1 The property description of this Residential Sixth Density Special Zone No. 24 (R6 Sp. 24) is Lot 373, Plan M-28, along O'Brien Street in the City of North Bay.

11.1.24.2 No person shall use land, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 24 (R6 Sp. 24) except for the following uses:

- Triplex dwelling;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.24.3 The regulations for this Residential Sixth Density Special Zone No. 24 (R6 Sp. 24) are follows:

- i) The maximum lot coverage not to exceed 35% of the total lot area.
- ii) The minimum lot frontage shall be 15.2m.
- i) The minimum front yard setback shall be 7.6m.
- ii) The minimum northerly side yard setback shall be 1.8m.
- iii) The minimum southerly side yard setback shall be 2.4m.
- iv) The minimum rear yard setback shall be 15.5m.

11.1.24.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 24 (R6 Sp. 24) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 24 (R6 Sp. 24):



**11.1.25 Residential Multiple First Density Special Zone No. 25 (RM1 Sp. 25)**

11.1.25.1 The property description of this Residential Multiple First Density Special Zone No. 25 (RM1 Sp. 25) is Lots 41, 42, 137 and 138, Plan M-211 along Lakeshore Drive in the City of North Bay.

11.1.25.2 No person shall use land, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 25 (RM1 Sp. 25) except for the following uses:

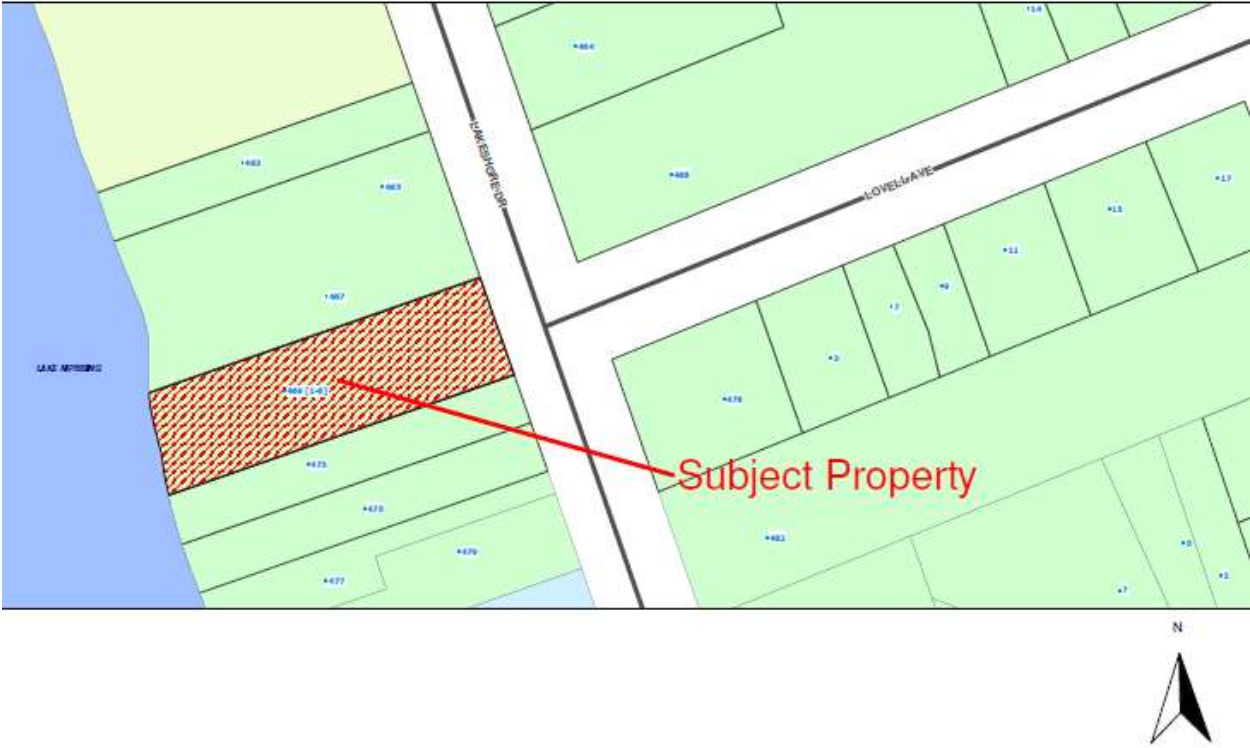
- Apartment Dwelling having not more than 6 units and 3 storeys.

11.1.25.3 The regulations for this Residential Multiple First Density Special Zone No. 25 (RM1 Sp. 25) are as follows:

- i) The minimum lot frontage shall be 20m.
- ii) The minimum lot area shall be 1459m<sup>2</sup>.
- iii) The minimum front yard setback shall be 10.9m.
- iv) The minimum northerly side yard setback shall be 1.8m.
- v) The minimum southerly side yard setback shall be 3m.
- vi) The minimum rear yard setback shall be 30m.

11.1.25.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 25 (RM1 Sp. 25) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 25 (RM1 Sp. 25):



**11.1.26 Residential Sixth Density Special Zone No. 26 (R6 Sp. 26)**

11.1.26.1 The property description of this Residential Sixth Density Special Zone No. 26 (R6 Sp. 26) is Part of Lots 51 and 52, Plan No. 15 along Main Street West in the City of North Bay.

11.1.26.2 No person shall use land, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 26 (R6 Sp. 26) except for the following uses:

- Triplex Dwelling;
- Accessory uses to the above.

11.1.26.3 The regulations for this Residential Sixth Density Special Zone No. 26 (R6 Sp. 26) are as follows:

- i) The minimum lot frontage shall be 13.8m.
- ii) The minimum lot area shall be 555.4m<sup>2</sup>.
- iii) The minimum front yard setback shall be 6.3m.
- iv) The minimum northerly side yard setback shall be 2.2m.
- v) The minimum southerly side yard setback shall be 3.8m.
- vi) The minimum rear yard setback shall be 19.6m.

11.1.26.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 26 (R6 Sp. 26) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 26 (R6 Sp. 26):





**11.1.27 Residential Multiple First Density Special Zone No. 27 (RM1 Sp. 27)**

11.1.27.1 The property description of this Residential Multiple First Density Special Zone No. 27 (RM1 Sp. 27) is Lots 276, 277, 278 and Part of Lot 279, Plan No. 86 along Greenwood Avenue in the City of North Bay.

11.1.27.2 No person shall use land, or use, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 27 (RM1 Sp. 27) except for the following uses:

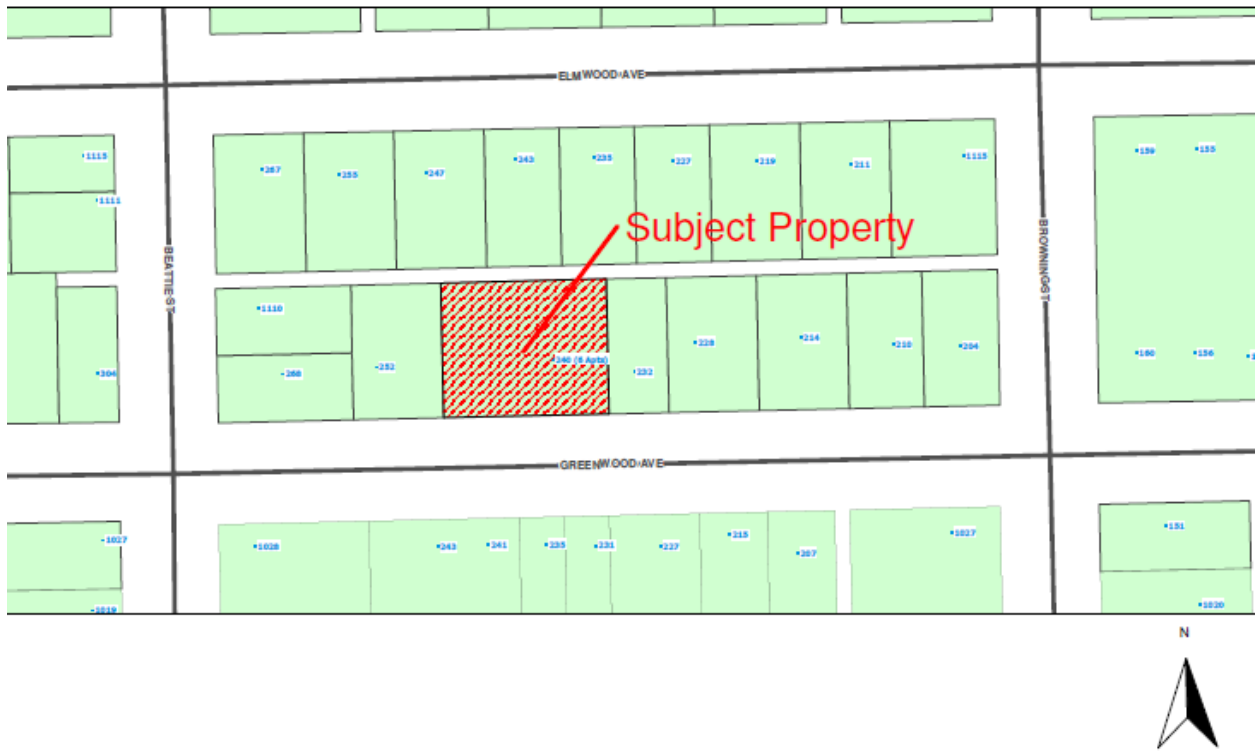
- 6 unit Apartment Dwelling;
- Accessory uses to the above.

11.1.27.3 The regulations for this Residential Multiple First Density Special Zone No. 27 (RM1 Sp. 27) are as follows:

- i) The minimum lot frontage shall be 33.5m.
- ii) The minimum lot area shall be 919m<sup>2</sup>.
- iii) The minimum front yard setback shall be 5.3m.
- iv) The minimum westerly side yard setback shall be 13m.
- v) The minimum easterly side yard setback shall be 3.3m.
- vi) The minimum rear yard setback shall be 12.8m.

11.1.27.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 27 (RM1 Sp. 27) shall conform to all other regulations of this By-law, except as hereby expressly varied.

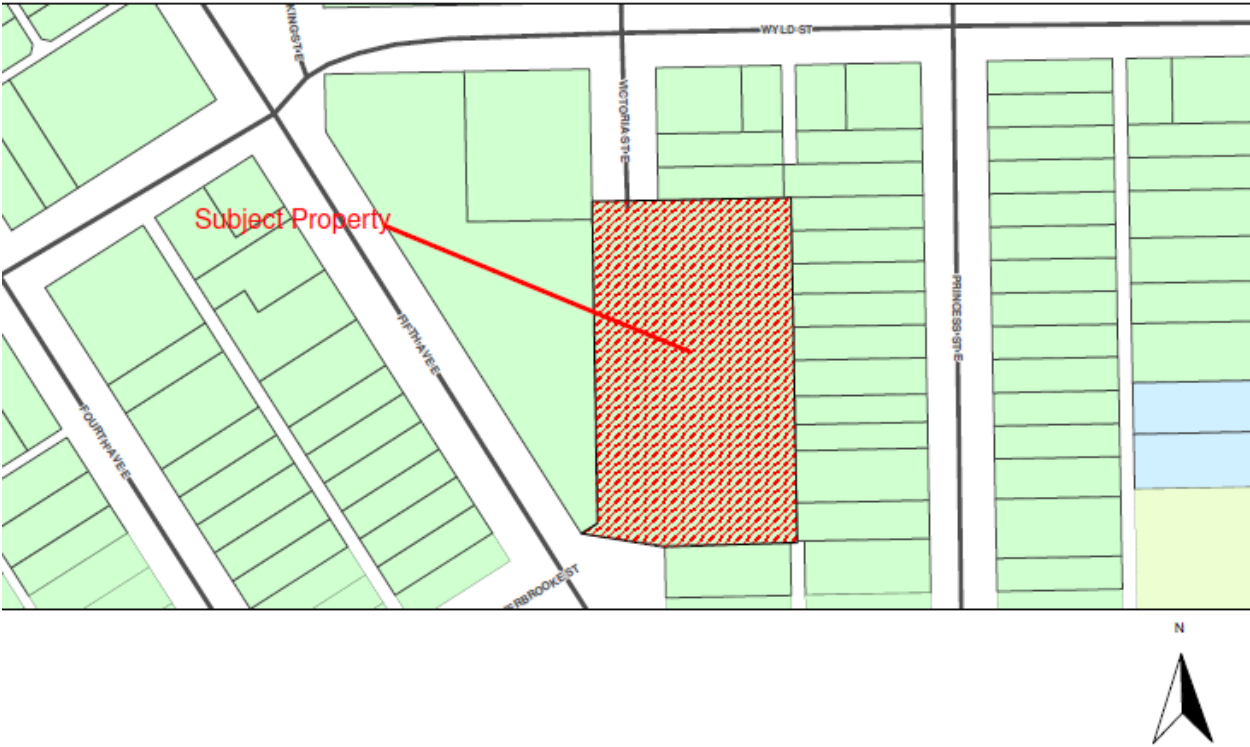
Schedule to Residential Multiple First Density Special Zone No. 27 (RM1 Sp. 27):



### **11.1.28 Residential Multiple First Density Special Zone No. 28 (RM1 Sp. 28)**

- 11.1.28.1 The property description of this Residential Multiple First Density Special Zone No. 28 (RM1 Sp. 28) is Lots 662, 663 and 664, Plan 93, Lots 171 to 174, Plan 57 and Part 2, Plan 36R-7585 along Victoria Street East in the City of North Bay.
- 11.1.28.2 No person shall use land, or use, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 28 (RM1 Sp. 28) except for the following uses:
- 65 unit Apartment Dwelling where accommodation is intended to be restricted to persons 65 years of age and over through a scheme under The Housing Development Act;
  - Accessory uses to the above.
- 11.1.28.3 The regulations for this Residential Multiple First Density Special Zone No. 28 (RM1 Sp. 28) are as follows:
- i) The minimum lot frontage shall be 20m.
  - ii) The minimum lot area shall be 6200m<sup>2</sup>.
  - iii) The minimum front yard setback shall be 22m.
  - iv) The minimum westerly side yard setback shall be 8m.
  - v) The minimum easterly side yard setback shall be 7.6m.
  - vi) The minimum rear yard setback shall be 15m.
- 11.1.28.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 28 (RM1 Sp. 28) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 28 (RM1 Sp. 28):



**11.1.29 Residential Sixth Density Special Zone No. 29 (R6 Sp. 29)**

11.1.29.1 The property description of this Residential Sixth Density Special Zone No. 29 (R6 Sp. 29) is Lot 356, Plan M-18, along O'Brien Street in the City of North Bay.

11.1.29.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 29 (R6 Sp. 29) except for the following uses:

- Fourplex Dwelling;
- Parks and playgrounds;
- Non-profit uses, and
- Institutional uses.

11.1.29.3 The regulations for this Residential Sixth Density Special Zone No. 29 (R6 Sp. 29) are as follows:

- i) The maximum lot coverage not to exceed 35% of the total lot area.
- ii) The minimum lot frontage shall be 15.2m.
- iii) The minimum front yard setback shall be 4.3m.
- iv) The minimum northerly side yard setback shall be 0.2m.
- v) The minimum southerly side yard setback shall be 4m.
- vi) The minimum rear yard setback shall be 15m.

11.1.29.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 29 (R6 Sp. 29) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 29 (R6 Sp. 29):



**11.1.30 Residential Sixth Density Special Zone No. 30 (R6 Sp. 30)**

11.1.30.1 The property description of this Residential Sixth Density Special Zone No. 30 (R6 Sp. 30) is Part of Lots 170, 171 and 172, Plan M-32 along Front Street in the City of North Bay.

11.1.30.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 30 (R6 Sp. 30), except for the following uses:

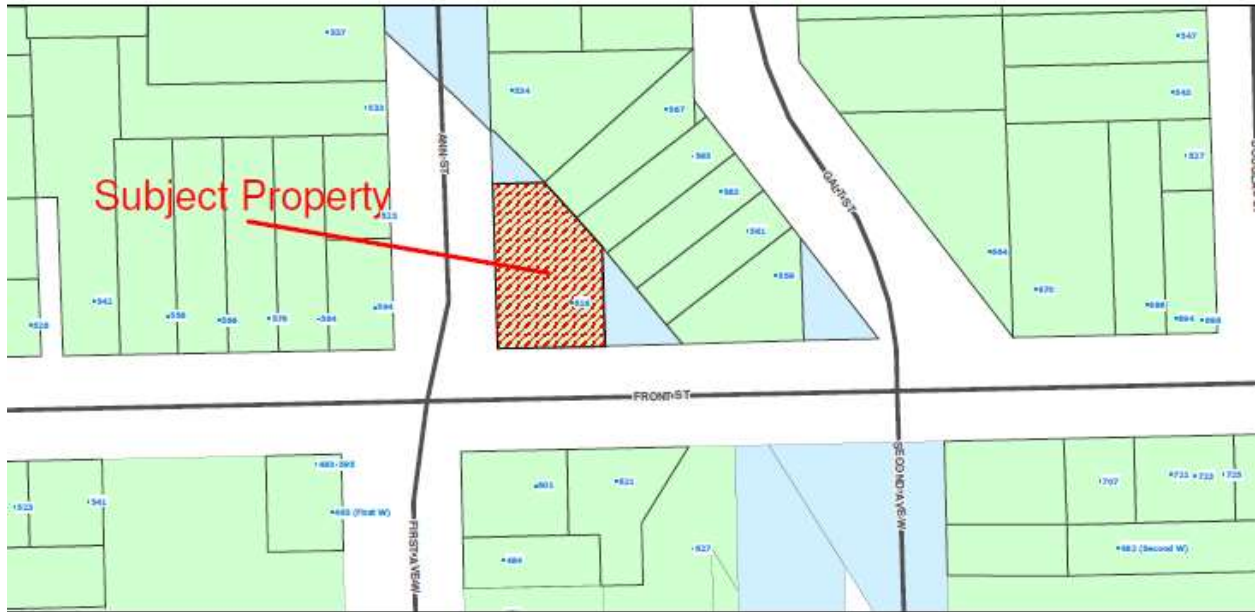
- Fourplex Dwelling;
- Parks and playgrounds;
- Non-profit uses, and
- Institutional uses.

11.1.30.3 The regulations for this Residential Sixth Density Special Zone No. 30 (R6 Sp. 30) are as follows:

- i) The maximum lot coverage not to exceed 35% of the total lot area
- ii) The minimum lot frontage shall be 38.1m.
- iii) The minimum front yard setback shall be 3.5m.
- iv) The minimum westerly side yard setback shall be 9.8m
- v) The minimum easterly side yard setback shall be 5.4m.
- vi) The minimum rear yard setback shall be 6.4m.

11.1.30.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 30 (R6 Sp. 30) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 30 (R6 Sp. 30):





**11.1.31 Residential Sixth Density Special Zone No. 31 (R6 Sp. 31)**

11.1.31.1 The property description of this Residential Sixth Density Special Zone No. 31 (R6 Sp. 31) is Part of Lots 595, 596 and 597, Plan M-165 along Chippewa Street in the City of North Bay.

11.1.31.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 31 (R6 Sp. 31), except for the following uses:

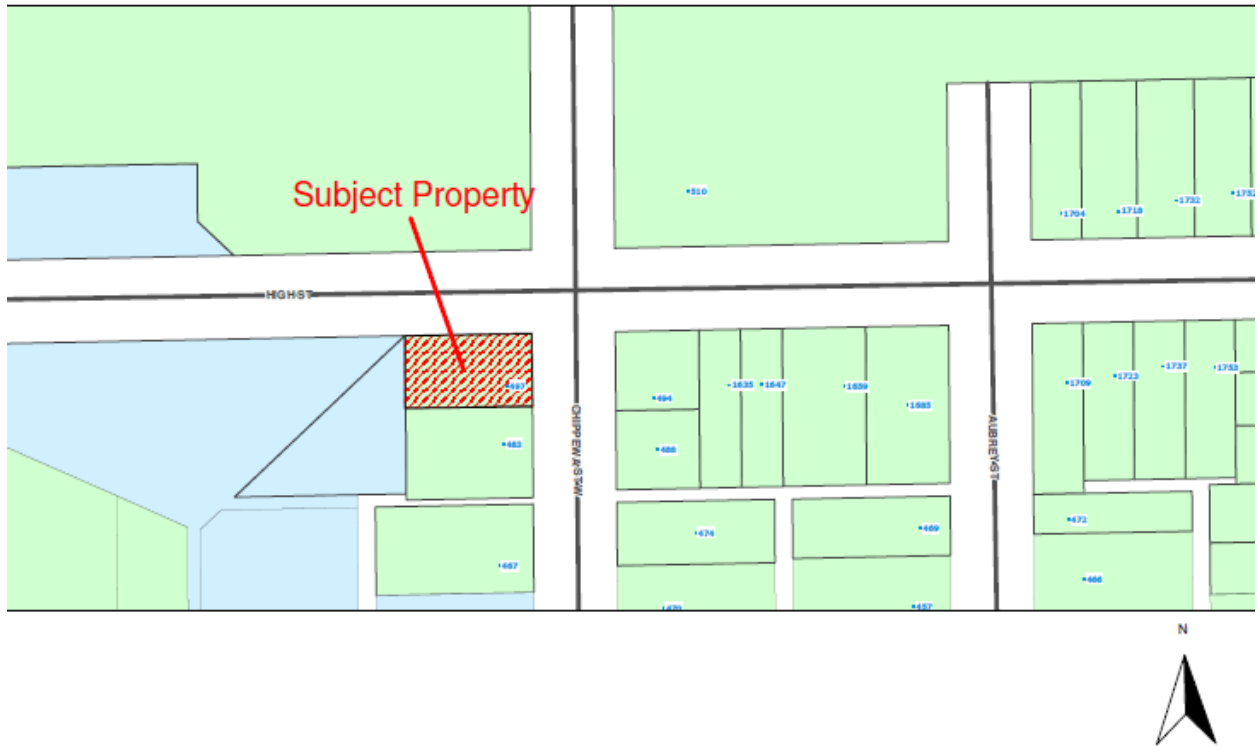
- Fourplex Dwelling;
- Parks and playgrounds;
- Non-profit uses, and
- Institutional uses.

11.1.31.3 The regulations for this Residential Sixth Density Special Zone No. 31 (R6 Sp. 31) are as follows:

- i) The maximum lot coverage not to exceed 35% of the total lot area.
- ii) The minimum lot frontage shall be 19m.
- iii) The minimum front yard setback shall be 3.3m.
- iv) The minimum northerly side yard setback shall be 5.7m.
- v) The minimum southerly side yard shall be 3.6m.
- vi) The minimum rear yard setback shall be 12.1m.

11.1.31.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 31 (R6 Sp. 31) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 31 (R6 Sp. 31):



**11.1.32 Residential Sixth Density Special Zone No. 32 (R6 Sp. 32)**

11.1.32.1 The property description of this Residential Sixth Density Special Zone No. 32 (R6 Sp. 32) is Lot 461 and Part of Lot 462, Plan 165 along High Street in the City of North Bay.

11.1.32.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 32 (R6 Sp. 32), except for the following uses:

- Triplex Dwelling.

11.1.32.3 The regulations for this Residential Sixth Density Special Zone No. 32 (R6 Sp. 32) are as follows:

- i) The maximum lot coverage not to exceed 35% of the total lot area
- ii) The minimum lot frontage shall be 15.2m.
- iii) The minimum front yard setback shall be 5.2m.
- iv) The minimum westerly side yard setback shall be 1.6m.
- v) The minimum easterly side yard setback shall be 6.1m.
- vi) The minimum rear yard setback shall be 11.8m.

11.1.32.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 32 (R6 Sp. 32) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 32 (R6 Sp. 32):



**11.1.33 Residential Multiple Second Density Special Zone No. 33 (RM2 Sp. 33)**

11.1.33.1 The property description of this Residential Multiple Second Density Special Zone No. 33 (RM2 Sp. 33) is Part of Lots 664-665 and Lots 666-667, Plan 21 along First Avenue West and Front Street in the City of North Bay.

11.1.33.2 No person shall use land, or use, erect or construct any building or structure in this Residential Multiple Second Density Special Zone No. 33 (RM2 Sp. 33), except for the following uses:

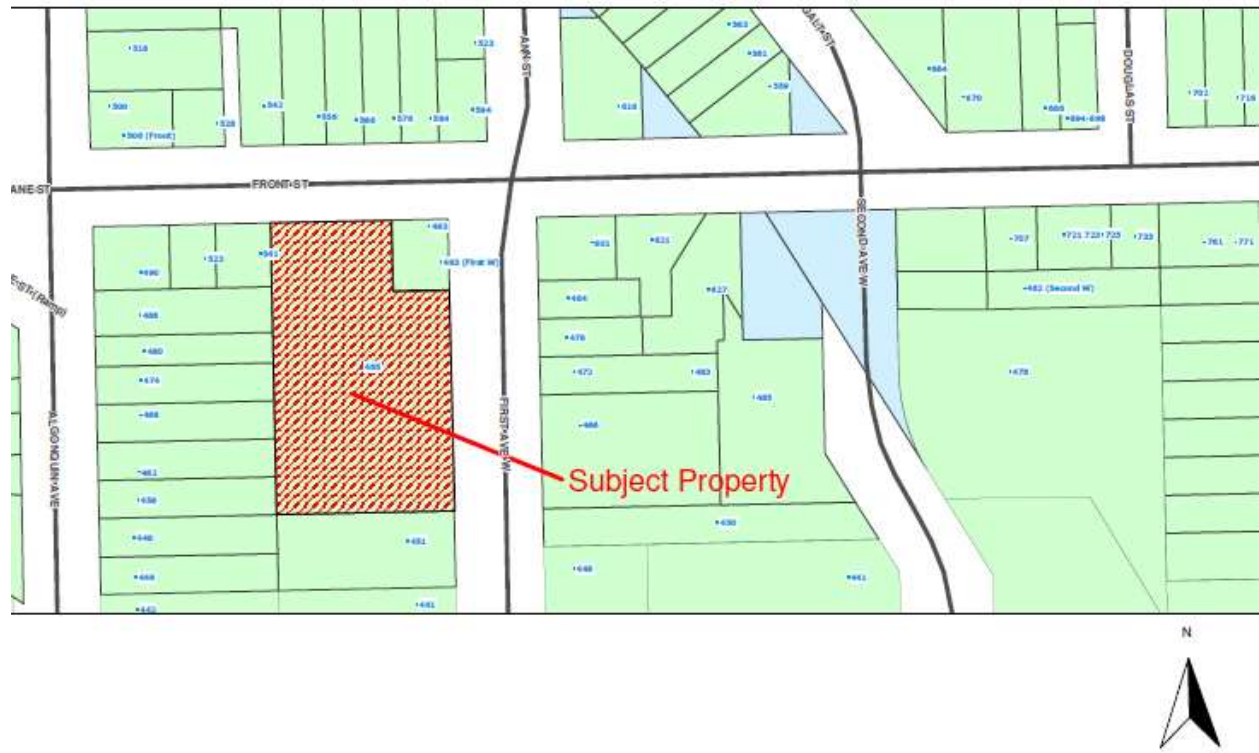
- 46-unit Apartment Dwelling.

11.1.33.3 The regulations for this Residential Multiple Second Density Special Zone No. 33 (RM2 Sp. 33) are as follows:

- i) The maximum lot coverage not to exceed 62% of the total lot area.
- ii) The minimum lot frontage shall be 32.3m.
- iii) The minimum front yard setback shall be nil.
- iv) The minimum easterly side yard setback shall be nil.
- v) The minimum westerly side yard setback shall be 0.4m.
- vi) The minimum rear yard setback shall be 16.6m.

11.1.33.4 The use of land or buildings in this Residential Multiple Second Density Special Zone No. 33 (RM2 Sp. 33) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 33 (RM2 Sp. 33):



**11.1.34 Residential Third Density Special Zone No. 34 (R3 Sp. 34)**

11.1.34.1 The property description of this Residential Third Density Special Zone No. 34 (R3 Sp. 34) is: Parts 27-31 inclusive, Plan 36R-3583 along Lindsay Street in the City of North Bay.

11.1.34.2 No person shall use land, or use, erect or construct any building or structure in this Residential Third Density Special Zone No. 34 (R3 Sp. 34), except for the following uses:

- Single Detached Dwelling; or
- Semi-detached Dwelling.

11.1.34.3 The regulations for this Residential Third Density Special Zone No. 34 (R3 Sp. 34) are as follows:

- i) The minimum lot frontage for a single detached dwelling shall be 13.7m.
- ii) The minimum lot frontage for a semi-detached dwelling shall be 18.3m.
- iii) The minimum lot area for a single detached dwelling shall be 397.1m.
- iv) The minimum lot area for a semi-detached dwelling shall be 529.5m.

11.1.34.4 The use of land or buildings in this Residential Third Density Special Zone No. 34 (R3 Sp. 34) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 34 (R3 Sp. 34):





**11.1.35 Residential Multiple First Density Special Zone No. 35 (RM1 Sp. 35)**

11.1.35.1 The property description of this Residential Multiple First Density Special Zone No. 35 (RM1 Sp. 35) is Part Lot 322 and Part Lot 323, Plan No. 21 along Worthington Street East in the City of North Bay.

11.1.35.2 No person shall use land, or use, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 35 (RM1 Sp. 35), except for the following uses:

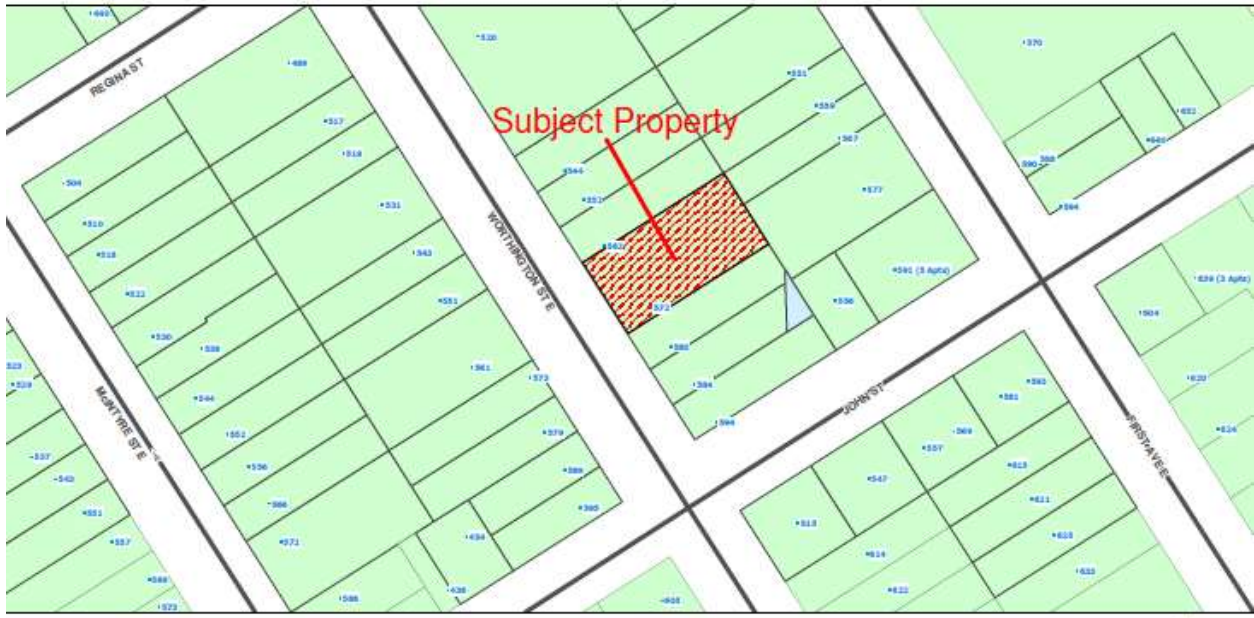
- 6 unit Apartment Dwelling.

11.1.35.3 The regulations for this Residential Multiple First Density Special Zone No. 35 (RM1 Sp. 35) are as follows:

- i) The maximum lot coverage not to exceed 25% of the total lot area
- ii) The minimum lot frontage shall be 20.1m.
- iii) The minimum front yard setback shall be 6.0m.
- iv) The minimum southerly side yard setback shall be 1.8m.
- v) The minimum northerly side yard setback shall be 7.3m.
- vi) The minimum rear yard setback shall be 18.5m.

11.1.35.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 35 (RM1 Sp. 35) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 35 (RM1 Sp. 35):



**11.1.36 Residential Third Density Special Zone No. 36 (R3 Sp. 36)**

11.1.36.1 The property description of this Residential Third Density Special Zone No. 36 (R3 Sp. 36) is Part of Lot 228, Plan 57 along Fraser Street in the City of North Bay.

11.1.36.2 No person shall use land, or use, erect or construct any building or structure in this Residential Third Density Special Zone No. 36 (R3 Sp. 36), except for the following uses:

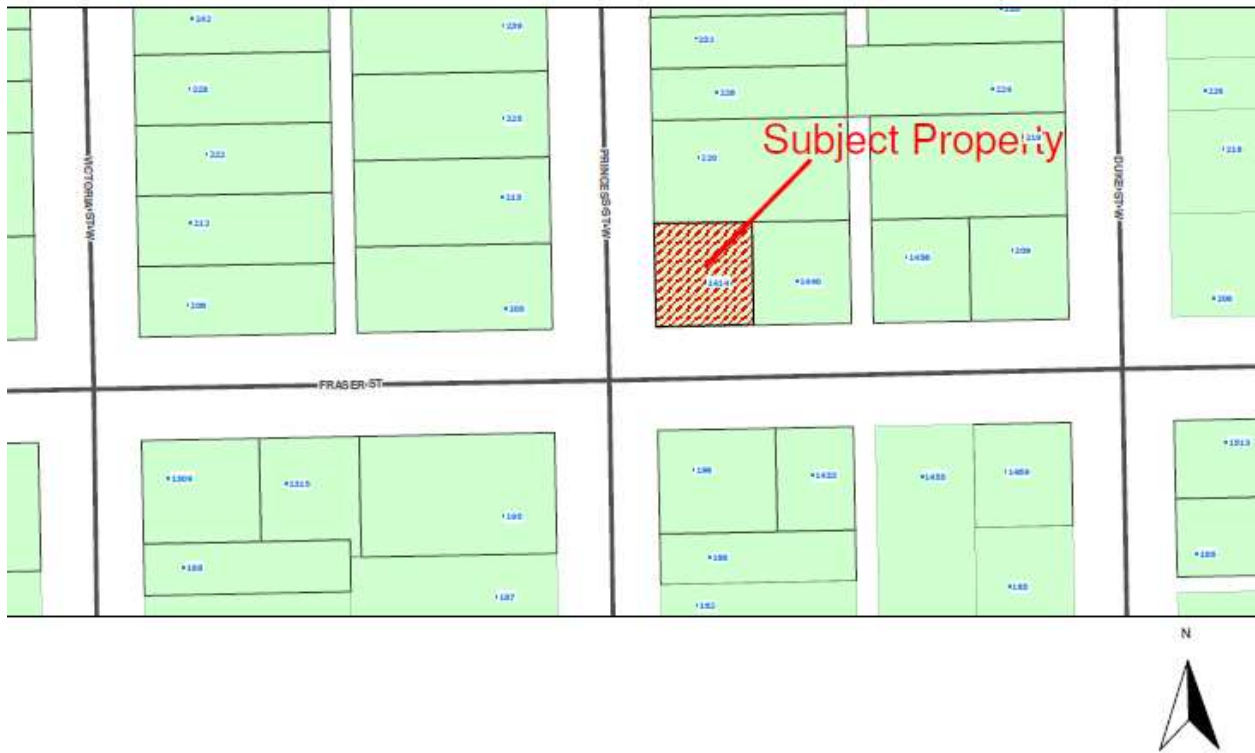
- Duplex Dwelling.

11.1.36.3 The regulations for this Residential Third Density Special Zone No. 36 (R3 Sp. 36) are as follows:

- i) The maximum lot coverage not to exceed 35% of the total lot area.
- ii) The minimum lot frontage shall be 19m.
- iii) The minimum front yard setback shall be 5.4m.
- iv) The minimum easterly side yard setback shall be 1.5m.
- v) The minimum westerly side yard setback shall be 5.6m.
- vi) The minimum rear yard setback shall be 6.7m.

11.1.36.4 The use of land or buildings in this Residential Third Density Special Zone No. 36 (R3 Sp. 36) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 36 (R3 Sp. 36):



**11.1.37 Residential Sixth Density Special Zone No. 37 (R6 Sp. 37)**

11.1.37.1 The property description of this Residential Sixth Density Special Zone No. 37 (R6 Sp. 37) is: Blocks 241, 242, 243, Draft Plan of Subdivision, Northland Engineering Limited Drawing Number 1968-D9 in the City of North Bay.

11.1.37.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 37 (R6 Sp. 37), except for the following uses:

- 167 Townhouse units;
- Accessory uses to the above.

11.1.37.3 The regulations for this Residential Sixth Density Special Zone No. 37 (R6 Sp. 37) are as follows:

- i) Where a rear lot line abuts an industrial zone, the setback from the said rear lot line shall be a minimum of 12.2m and shall include a 6m vegetative buffer of undisturbed natural flora immediately adjacent to the rear lot line.
- ii) Where a side or rear lot line abuts a water body or watercourse, said side or rear setback shall be measured from the 203.36 C.G.D. contour elevation. Further, said side or rear setback shall be a minimum of 13.7m, and shall include a 6m vegetative buffer of undisturbed natural flora immediately adjacent to the 203.36 C.G.D. elevation.

11.1.37.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 37 (R6 Sp. 37) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 37 (R6 Sp. 37):



**11.1.38 Residential Multiple First Density Special Zone No. 38 (RM1 Sp. 38)**

11.1.38.1 The property description of this Residential Multiple First Density Special Zone No. 38 (RM1 Sp. 38) is Lots 30, 31 and 32, Plan 92 along Charles Street in the City of North Bay.

11.1.38.2 No person shall use land, or use, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 38 (RM1 Sp. 38), except for the following uses:

- 10 unit Apartment Dwelling.

11.1.38.3 The regulations for this Residential Multiple First Density Special Zone No. 38 (RM1 Sp. 38) are as follows:

- i) The maximum lot coverage not to exceed 45% of the total lot area.
- ii) The minimum lot frontage shall be 23.2m.
- iii) The minimum front yard setback shall be 11m.
- iv) The minimum westerly side yard setback shall be zero and 0.5m.
- v) The minimum easterly side yard setback shall be 1m.
- vi) The minimum rear yard setback shall be 3.0m.

11.1.38.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 38 (RM1 Sp. 38) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 38 (RM1 Sp. 38):





**11.1.39 Residential Third Density Special Zone No. 39 (R3 Sp. 39)**

11.1.39.1 The property description of this Residential Third Density Special Zone No. 39 (R3 Sp. 39) is Lot 159, Plan M-153 along Cartier Street in the City of North Bay.

11.1.39.2 No person shall use land, or use, erect or construct any building or structure in this Residential Third Density Special Zone No. 39 (R3 Sp. 39), except for the following uses:

- Semi-detached Dwelling.

11.1.39.3 The regulations for this Residential Third Density Special Zone No. 39 (R3 Sp. 39) are as follows:

- i) The maximum lot coverage not to exceed 30% of the total lot area.
- ii) The minimum lot frontage shall be 20.1m.
- iii) The minimum front yard setback shall be 7.6m.
- iv) The minimum easterly side yard setback shall be 3m.
- v) The minimum westerly side yard setback shall be 1.8m.
- vi) The minimum rear yard setback shall be 15.8m.

11.1.39.4 The use of land or buildings in this Residential Third Density Special Zone No. 39 (R3 Sp. 39) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 39 (R3 Sp. 39):



**11.1.40 Residential Sixth Density Special Zone No. 40 (R6 Sp. 40)**

- 11.1.40.1 The property description of this Residential Sixth Density Special Zone No. 40 (R6 Sp. 40) is Part of Parts 1 and 4 and Parts 2 and 3, Plan 36R-6978, Parts 1, 2 and 3, Plan 36R-7276, Part 1, Plan 36R-7684, Instrument Number 122637 and Instrument Number 123263 along Oakwood Avenue in the City of North Bay.
- 11.1.40.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 40 (R6 Sp. 40), except for the following uses:
- 35 Stacked Townhouse Dwelling units.
- 11.1.40.3 The regulations for this Residential Sixth Density Special Zone No. 40 (R6 Sp. 40) are as follows:
- i) The minimum rear yard setback shall be 13.7m.
- 11.1.40.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 40 (R6 Sp. 40) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 40 (R6 Sp. 40):



**11.1.41 Residential Sixth Density Special Zone No. 41 (R6 Sp. 41)**

11.1.41.1 The property description of this Residential Sixth Density Special Zone No. 41 (R6 Sp. 41) is Part of Lot 88 and Part Lot 87, Plan M-195 along Lakeshore Drive in the City of North Bay.

11.1.41.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 41 (R6 Sp. 41), except for the following uses:

- Triplex Dwelling.

11.1.41.3 The regulations for this Residential Sixth Density Special Zone No. 41 (R6 Sp. 41) are as follows:

- i) The maximum lot coverage not to exceed 30% of the total lot area.
- ii) The minimum lot frontage shall be 11.5m
- iii) The minimum front yard setback shall be 7.4m.
- iv) The minimum easterly side yard setback shall be 0.3m.
- v) The minimum westerly side yard setback shall be 4.0m.
- vi) The minimum rear yard setback shall be 19.5m.

11.1.41.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 41 (R6 Sp. 41) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 41 (R6 Sp. 41):



**11.1.42 Residential Third Density Special Zone No. 42 (R3 Sp. 42)**

11.1.42.1 The property description of this Residential Third Density Special Zone No. 42 (R3 Sp. 42) is Part of Parcel 6476 W/F along Wallace Road in the City of North Bay.

11.1.42.2 No person shall use land, or use, erect or construct any building or structure in this Residential Third Density Special Zone No. 42 (R3 Sp. 42), except for the following uses:

- Single detached dwellings;
- Duplex dwellings;
- Semi-detached dwellings;
- Home Based Business;
- Parks and playgrounds;
- Non-profit uses, and
- Institutional uses.

11.1.42.3 The regulations for this Residential Third Density Special Zone No. 42 (R3 Sp. 42) are as follows:

- i) A rear yard shall be provided in the rear yard of the main building. The rear setback shall be measured from the 203.12 C.G.D. contour elevations. Further, said rear setback shall not be less than 10.5m.
- ii) That portion of Parcel 6476 W/F located below and to the east of the 203.12 C.G.D. contour shall remain as an undisturbed, natural vegetative buffer.

11.1.42.4 The use of land or buildings in this Residential Third Density Special Zone No. 42 (R3 Sp. 42) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 42 (R3 Sp. 42):





**11.1.43 Residential Multiple First Density Special Zone No. 43 (RM1 Sp. 43)**

11.1.43.1 The property description of this Residential Multiple First Density Special Zone No. 43 (RM1 Sp. 43) is the northerly one-half of Lot 275 and all of Lot 276, Plan M-28 along Kehoe Street in the City of North Bay.

11.1.43.2 No person shall use land, or use, erect or construct any building or structure in this Residential Multiple First Density Special Zone No. 43 (RM1 Sp. 43), except for the following uses:

- 5 unit Apartment Dwelling.

11.1.43.3 The regulations for this Residential Multiple First Density Special Zone No. 43 (RM1 Sp. 43) are as follows:

- i) The minimum lot frontage shall be 22.8m.
- ii) The minimum front yard setback shall be 5.3m.
- iii) The minimum northerly side yard setback shall be 2m.

11.1.43.4 The use of land or buildings in this Residential Multiple First Density Special Zone No. 43 (RM1 Sp. 43) shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Residential Multiple First Density Special Zone No. 43 (RM1 Sp. 43):



**11.1.44 Residential Sixth Density Special Zone No. 44 (R6 Sp. 44)**

11.1.44.1 The property description of this Residential Sixth Density Special Zone No. 44 (R6 Sp. 44) is Lots 278 and 279, Plan M-177 along Hutcheson Avenue in the City of North Bay.

11.1.44.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 44 (R6 Sp. 44), except for the following uses:

- Triplex Dwelling.

11.1.44.3 The regulations for this Residential Sixth Density Special Zone No. 44 (R6 Sp. 44) are as follows:

- i) The minimum lot frontage shall be 18.2m.
- ii) The minimum lot area per dwelling unit shall be 185.8m<sup>2</sup>.

11.1.44.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 44 (R6 Sp. 44) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 44 (R6 Sp. 44):



**11.1.45 Residential Sixth Density Special Zone No. 45 (R6 Sp. 45)**

11.1.45.1 The property description of this Residential Sixth Density Special Zone No. 45 (R6 Sp. 45) is Lot 348, Plan M-28 along O'Brien Street in the City of North Bay.

11.1.45.2 No person shall use land, or use, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 45 (R6 Sp. 45), except for the following uses:

- Triplex dwelling.

11.1.45.3 The regulations for this Residential Sixth Density Special Zone No. 45 (R6 Sp. 45) are as follows:

- i) The minimum lot frontage shall be 15m.
- ii) The minimum rear yard setback shall be 8.5m.

11.1.45.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 45 (R6 Sp. 45) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 45 (R6 Sp. 45):



**11.1.46 Residential Multiple Second Density Special Zone No. 46 (RM2 Sp. 46)**

11.1.46.1 The property description of this Residential Multiple Second Density Special Zone No. 46 (RM2 Sp. 46) is Plan M-177, Lots 742 to 746 (inclusive), and the abutting closed laneway (Plan 36R-9240, Parts 1 and 2) along Lansdowne Avenue in the City of North Bay.

11.1.46.2 No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Second Density Special Zone No. 62 (RM2 Sp.46)" except for the following uses:

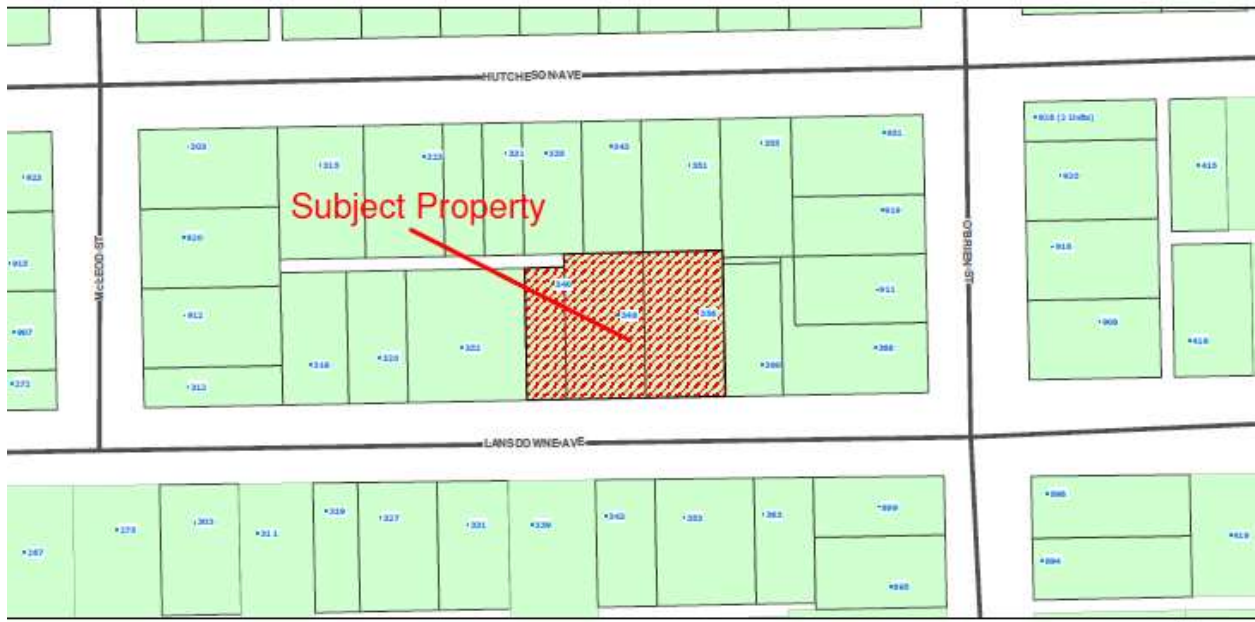
- Maximum 12 dwelling unit, three storey apartment.

11.1.46.3 The regulations for this Residential Multiple Second Density Special Zone No. 46 (RM2 Sp. 46) are as follows:

- i) The minimum parking spaces provided shall be not less than 16;
- ii) The minimum front yard setback shall be not less than 5m;
- iii) The minimum usable open space shall not be less than 10% of gross lot area;
- iv) The minimum required play space shall be 25m<sup>2</sup>;
- v) 12 of the required 16 parking spaces shall be not less than 2.5m in width and 5.4m in length;
- vi) The required landscaped area adjacent to the main building shall be nil;
- vii) Not less than 14% of the usable open space required shall be located on one place on the lot;
- viii) The play space shall be separated from the main building by a driveway; and
- ix) The play space shall be enclosed with a fence not less than 1.8m in height where the play space abuts a property line.

11.1.46.4 The use of land or building in this Residential Multiple Second Density Special Zone No. 46 (RM2 Sp. 46) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 46 (RM2 Sp. 46):





**11.1.47 Residential Third Density Special Zone No. 47 (R3 Sp. 47)**

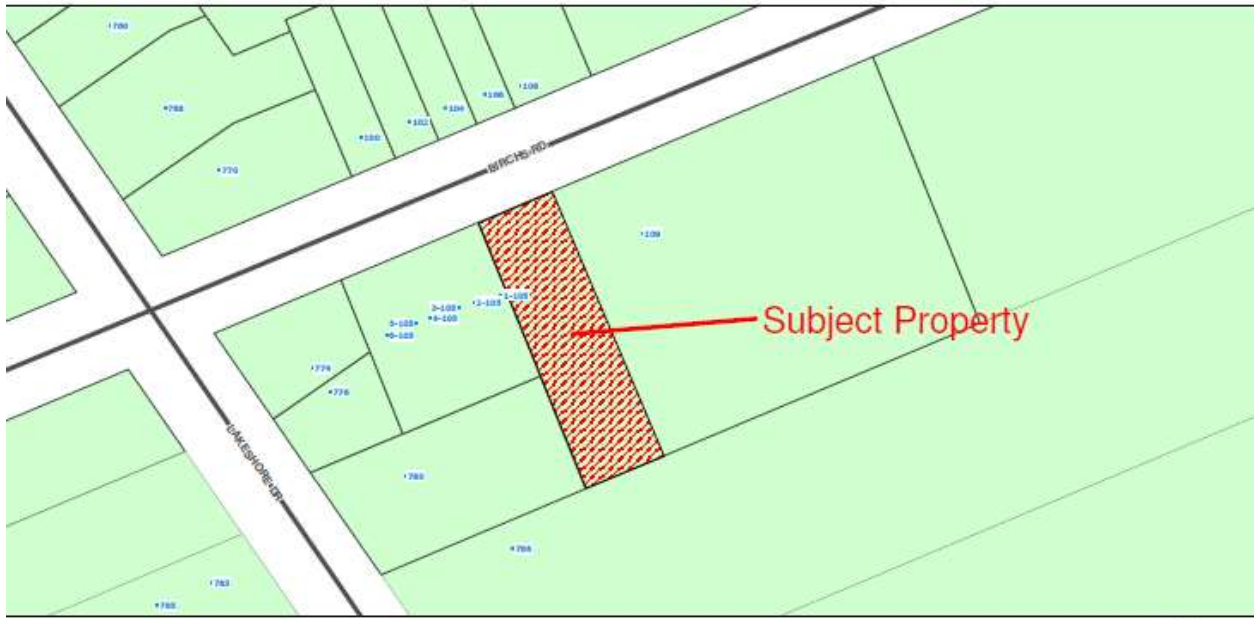
11.1.47.1 The property description of this Residential Third Density Special Zone No. 47 (R3 Sp. 47) is the westerly 50 feet of the remainder of Parcel 3166 W/F, Concession 14, Part Lot 39 along Birchs Road in the City of North Bay.

11.1.47.2 The regulations for this Residential Third Density Special Zone No. 47 (R3 Sp. 47) are as follows:

i) The minimum lot frontage shall be 15.2m for a duplex.

11.1.47.3 The use of land or buildings in this Residential Third Density Special Zone No. 47 (R3 Sp. 47) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 47 (R3 Sp. 47):



**11.1.48 Residential Sixth Density Special Zone No. 48 (R6 Sp. 48)**

11.1.48.1 The property description of this Residential Sixth Density Special Zone No. 48 (R6 Sp. 48) is Plan 36R-3879, Part 12 along Lakeshore Drive in the City of North Bay.

11.1.48.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 48 (R6 Sp. 48), except for the following uses:

- maximum 7 dwelling units in total on the subject lands.

11.1.48.3 The use of land or buildings in this Residential Sixth Density Special Zone No. 48 (R6 Sp. 48) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 48 (R6 Sp. 48):



**11.1.49 Residential Sixth Density Special Zone No. 49 (R6 Sp. 49)**

11.1.49.1 The property description of this Residential Sixth Density Special Zone No. 49 (R6 Sp. 49) is Lot 17, Plan 62 along Third Avenue East in the City of North Bay.

11.1.49.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 49 (R6 Sp. 49), except for the following uses:

- Triplex Dwelling.

11.1.49.3 The regulations for this Residential Sixth Density Special Zone No. 49 (R6 Sp. 49) are as follows:

- i) The maximum lot coverage not to exceed 40% of the total lot area.
- ii) The minimum lot frontage shall be 12.1m.
- iii) The minimum front yard setback shall be 5.6m.
- iv) The minimum northerly side yard setback shall be 1.1m
- v) The minimum rear yard setback shall be 1.2m
- vi) The minimum lot area per dwelling unit shall be 144.9m<sup>2</sup>

11.1.49.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 49 (R6 Sp. 49) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 49 (R6 Sp. 49):



**11.1.50 Residential Third Density Special Zone No. 50 (R3 Sp. 50)**

11.1.50.1 The property description of this Residential Third Density Special Zone No. 50 (R3 Sp. 50) is part of Lot 11 and Lot 12, Plan M-177 along Highland Road in the City of North Bay.

11.1.50.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 50 (R3 Sp. 50), except for the following uses:

- Single detached dwelling;
- Semi-detached dwelling;
- Duplex dwelling;
- Parks, playgrounds, non-profit uses;
- Home based business;
- Institutional uses.

11.1.50.3 The regulations for this Residential Third Density Special Zone No. 50 (R3 Sp. 50) are as follows:

- i) The minimum lot area shall be 418m<sup>2</sup>.
- ii) The minimum lot frontage shall be 13.7m.
- iii) The minimum front yard setback shall be 2.6m.
- iv) The minimum northerly side yard setback shall be 0.8m.

11.1.50.4 The use of land or buildings in this Residential Third Density Special Zone No. 50 (R3 Sp. 50) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 50 (R3 Sp. 50):





**11.1.51 Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51)**

11.1.51.1 The property description of this Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51) is Parcel 9432 W&F, Parts 1 and 2, Plan 36R-9817 and part of the former Larocque Street road allowance along McKeown Avenue in the City of North Bay.

11.1.51.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51), except for the following uses:

- Apartment building having no more than 6 dwelling units.

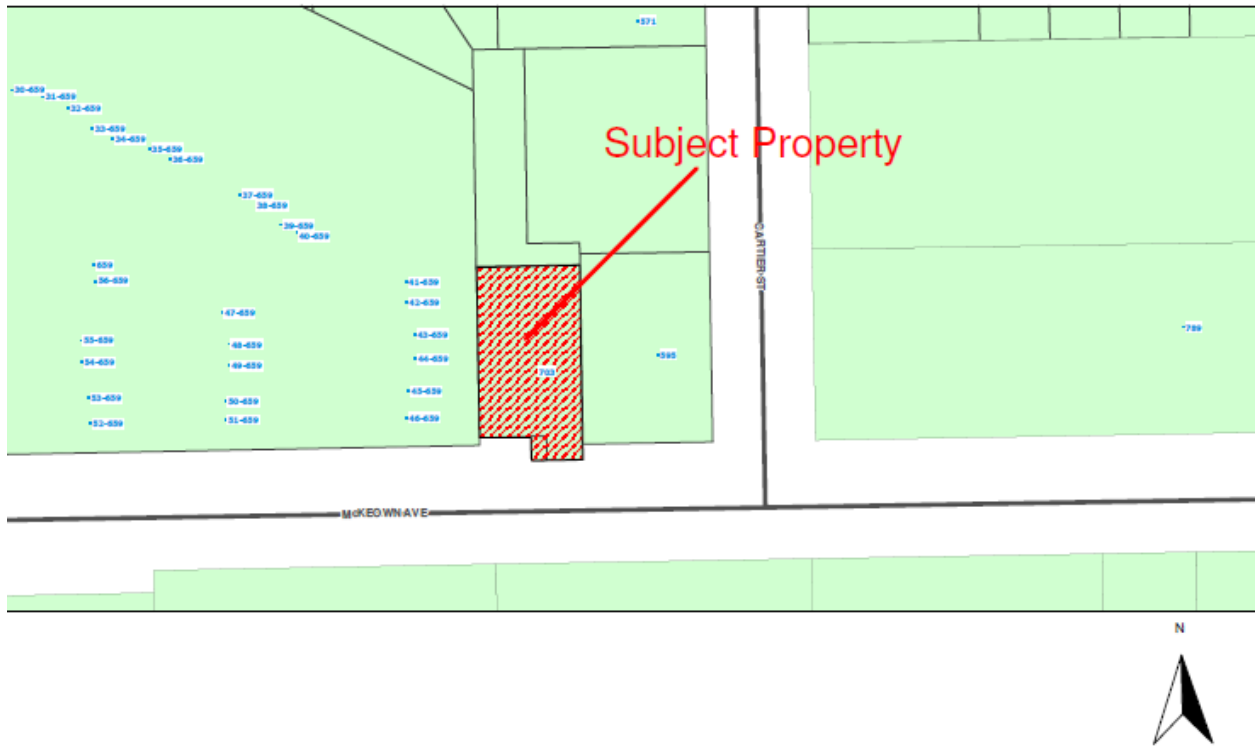
11.1.51.3 The regulations for this Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51) are as follows:

- i) the minimum lot frontage shall be 17m;
- ii) the minimum front yard setback shall be 1.5m;
- iii) the minimum westerly side yard shall be 3m;
- iv) the minimum easterly side yard shall be 3.9m.

11.1.51.4 Landscaping and play space requirements of this By-law shall not apply to this Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51).

11.1.51.5 The use of land or building in this Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51) shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Residential Multiple First Density Special Zone No. 51 (RM1 Sp. 51):



**11.1.52 Residential Third Density Special Zone No. 52 (R3 Sp. 52)**

11.1.52.1 The property description of this Residential Third Density Special Zone No. 52 (R3 Sp. 52) is Lot 42, Plan M-366 along Gordon Drive in the City of North Bay.

11.1.52.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 52 (R3 Sp. 52) except for the following uses:

- Single detached dwelling;
- Semi-detached dwelling;
- Duplex dwelling;
- Institutional use;
- Parks, playgrounds, non-profit use; and
- Home based business.

11.1.52.3 The regulations for this Residential Third Density Special Zone No. 52 (R3 Sp. 52) are as follows:

- i) the minimum lot frontage shall be 16m;
- i) the minimum lot area shall be 257m<sup>2</sup> per dwelling unit.

11.1.52.4 The use of land or building in this Residential Third Density Special Zone No. 52 (R3 Sp. 52) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 52 (R3 Sp. 52):



**11.1.53 Residential First Density Special No. 53 (R1 Sp. 53)**

11.1.53.1 The property description of this Residential First Density Special Zone No. 53 (R1 Sp. 53) shown on R.D. Miller O.L.S. Drawing File No. 3395-D3 as amended January 10, 1995 showing Lots 21 to 61 incl., Block 164 and the northerly 45 meters of parcel 5932 W&F, south of Surrey Drive in the City of North Bay.

11.1.53.2 No person shall use land, or use, erect, or construct any building or structure in this Residential First Density Special Zone No. 53 (R1 Sp. 53) except for the following uses:

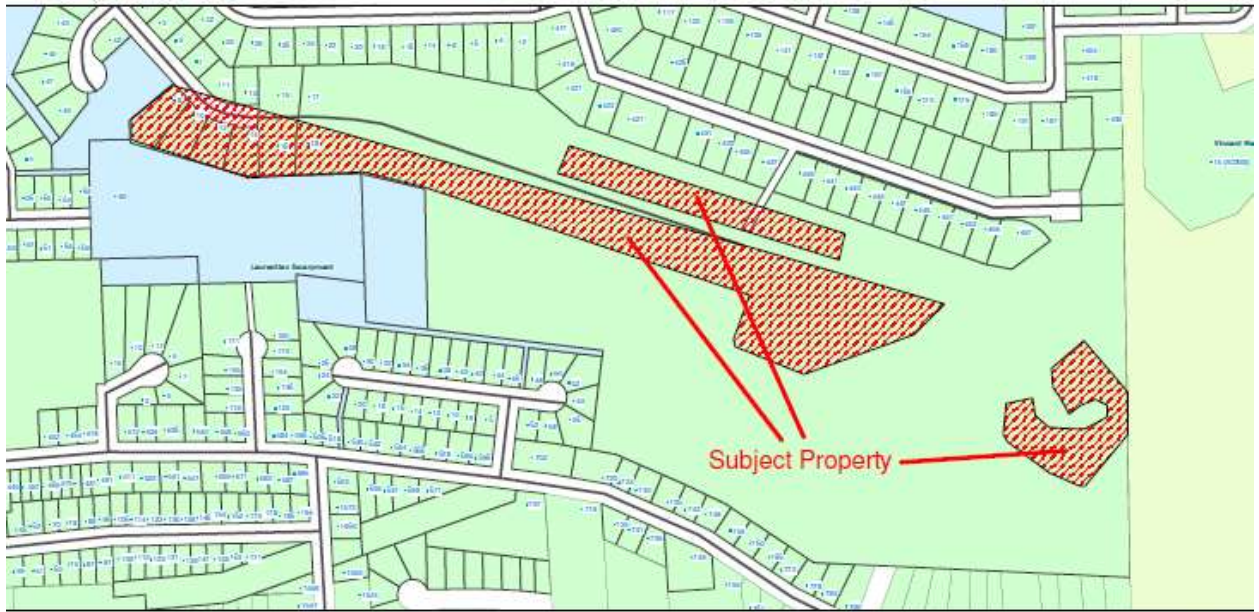
- single detached dwelling;
- local park and playground
- accessory uses to the above;
- accessory home based business

11.1.53.3 The regulations for this Residential First Density Special Zone No. 53 (R1 Sp. 53) are as follows:

- i) maximum number of finished storeys above finished grade shall be 1

11.1.53.4 The use of land or building in this Residential First Density Special Zone No. 53 (R1 Sp. 53) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential First Density Special Zone No. 53 (R1 Sp. 53):



**11.1.54 Residential Third Density Special Zone No. 54 (R3 Sp. 54)**

11.1.54.1 The property description of this Residential Third Density Special Zone No. 54 (R3 Sp. 54) is Lots 74 and 75, Plan M-203 along Sunset Boulevard in the City of North Bay.

11.1.54.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 54 (R3 Sp. 54) except for the following uses:

- Single detached dwelling;
- Semi-detached dwelling;
- Duplex dwelling;
- Parks, playgrounds and non-profit uses;
- Home based businesses;
- Institutional uses.

11.1.54.3 The regulations for this Residential Third Density Special Zone No. 54 (R3 Sp. 54) are as follows:

- i) the minimum rear yard setback shall be 8m;
- i) the minimum northerly side yard setback shall be 0.1m;
- ii) the minimum southerly side yard setback shall be 1.3m.

11.1.54.4 The use of land or building in this Residential Third Density Special Zone No. 54 (R3 Sp. 54) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 54 (R3 Sp. 54):





**11.1.55 Residential First Density Special Zone No. 55 (R1 Sp. 55)**

11.1.55.1 The property description of this Residential First Density Special Zone No. 55 (R1 Sp. 55) shown on R.D. Miller O.L.S. Drawing File No. 3395-D3 as amended January 10, 1995 showing Lots 17 and 18, south of Surrey Drive in the City of North Bay as shown on the attached Schedule D.

11.1.55.2 No person shall use land, or use, erect, or construct any building or structure in this Residential First Density Special Zone No. 55 (R1 Sp. 55) except for the following uses:

- Single detached dwelling;  
Park and playground
- Accessory uses to the above;
- Accessory home based business

11.1.55.3 The regulations for this Residential First Density Special Zone No. 55 (R1 Sp. 55) are as follows:

- i) minimum rear yard setback of 7.6m.

11.2.73.3 The use of land or building in this Residential First Density Special Zone No. 55 (R1 Sp. 55) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential First Density Special Zone No. 55 (R1 Sp. 55):



**11.1.56 Residential Fifth Density Special Zone No. 56 (R5 Sp. 56)**

11.1.56.1 The property description of this Residential Fifth Density Special Zone No. 56 (R5 Sp. 56) is Plan 15, Lots 3 to 6, Blocks O, P, Q and part Block N along Gorman Street in the City of North Bay.

11.1.56.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Fifth Density Special Zone No. 56 (R5 Sp. 56) except for the following uses:

- Single detached dwelling;
- Semi-detached dwelling;
- Parks, playgrounds, non-profit uses;
- Institutional uses;
- Home based business.

11.1.56.3 The regulations for this Residential Fifth Density Special Zone No. 56 (R5 Sp. 56) are as follows:

- i) the minimum lot frontage would be 13.4m
- ii) the minimum rear yard setback for Lots 3 to 6, Plan 15 shall be 18m.

11.1.56.4 The use of land or building in this Residential Fifth Density Special Zone No. 56 (R5 Sp. 56) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Fifth Density Special Zone No. 56 (R5 Sp. 56):



**11.1.57 Residential Sixth Density Special Zone No. 57 (R6 Sp. 57)**

11.1.57.1 The property description of this Residential Sixth Density Special Zone No. 57 (R6 Sp. 57) is part of Lot 16, Plan 57 and part of Lot 124, Plan 62 along Fourth Avenue East in the City of North Bay.

11.1.57.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 57 (R6 Sp. 57) except for the following uses:

- Triplex Dwelling;
- Accessory home based business.

11.1.57.3 The regulations for this Residential Sixth Density Special Zone No. 57 (R6 Sp. 57) are as follows:

- i) the minimum lot frontage would be 12.1m;
- ii) the minimum southerly side yard shall be 0.3m;
- iii) the minimum lot area per dwelling unit shall be 144.9m<sup>2</sup>.

11.1.57.4 The use of land or building in this Residential Sixth Density Special Zone No. 57 (R6 Sp. 57) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 57 (R6 Sp. 57):



**11.1.58 Residential Third Density Special Zone No. 58 (R3 Sp. 58)**

11.1.58.1 The property description of this Residential Third Density Special Zone No. 58 (R3 Sp. 58) is Plan 21, Part Lots 680 and 681, Plan 36R-8525, Parts 7 to 10 along Front Street in the City of North Bay.

11.1.58.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 58 (R3 Sp. 58) except for the following uses:

- Single detached dwelling;
- Duplex dwelling;
- Semi-detached dwelling;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional use.

11.1.58.3 The regulations for this Residential Third Density Special Zone No. 58 (R3 Sp. 58) are as follows:

- i) The minimum lot area per dwelling unit shall be 187m<sup>2</sup>.
- ii) The minimum lot frontage shall be 7m.
- iii) The minimum front yard setback shall be 2.7m.
- iv) The minimum northerly side yard setback shall be 1.5m.
- v) The minimum southerly side yard setback shall be 3.2m.
- vi) The minimum rear yard setback shall be 3.2m.

11.1.58.4 The use of land or building in this Residential Third Density Special Zone No. 58 (R3 Sp. 58) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 58 (R3 Sp. 58):





**11.1.59 Residential Sixth Density Special Zone No. 59 (R6 Sp. 59)**

11.1.59.1 The property description of this Residential Sixth Density Special Zone No. 59 (R6 Sp. 59) is Plan 57, Lot 296 along Duke Street West in the City of North Bay.

11.1.59.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 59 (R6 Sp. 59) except for the following uses:

- Triplex dwelling;
- Parks, playgrounds, non-profit uses;
- Day nursery;
- Institutional use;
- Accessory home based business.

11.1.59.3 The regulations for this Residential Sixth Density Special Zone No. 59 (R6 Sp. 59) are as follows:

- i) the minimum front yard setback shall be 8.2m;
- ii) the minimum southerly side yard setback shall be 1.8m.

11.1.59.4 The use of land or building in this Residential Sixth Density Special Zone No. 59 (R6 Sp. 59) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 59 (R6 Sp. 59):



**11.1.60 Residential Sixth Density Special Zone No. 60 (R6 Sp. 60)**

11.1.60.1 The property description of this Residential Sixth Density Special Zone No. 60 (R6 Sp. 60) is North Half of Lot 19, Concession "B". Remainder of Parcel 368 W&F, Block 117 on Redline Draft Plan File 48T-87104 in the City of North Bay.

11.1.60.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 60 (R6 Sp. 60) except for the following uses:

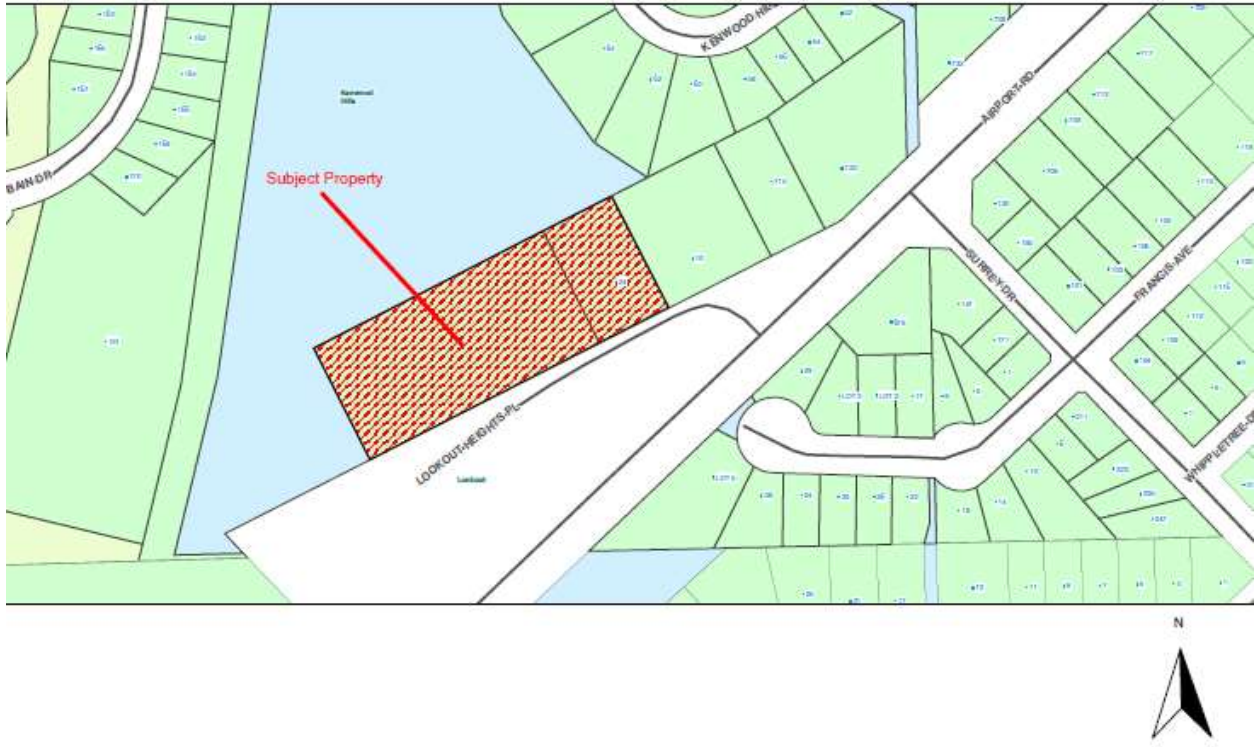
- No more than 12 Townhouse Dwellings;
- Accessory home based businesses;
- Parks, playgrounds, non-profit uses;
- Institutional use.

11.1.60.3 The regulations for this Residential Sixth Density Special Zone No. 60 (R6 Sp. 60) are as follows:

- i) The minimum lot area per dwelling unit shall be 700m<sup>2</sup>
- ii) The minimum frontage shall be 125m.
- iii) The minimum front yard setback shall be 6m.
- iv) The minimum westerly side yard setback shall be 12m.
- v) The minimum interior side yard shall be 1.8m except that no interior side yard shall be required where row house dwellings and adjacent lots are attached together by a common wall extending along the side lot line separating such lots.
- vi) The minimum easterly side yard setback shall be 1.8m.
- vii) The minimum rear yard setback shall be 10.5m.

11.1.60.4 The use of land or building in this Residential Sixth Density Special Zone No. 60 (R6 Sp. 60) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 60 (R6 Sp. 60):



**11.1.61 Residential Third Density Special Zone No. 61 (R3 Sp. 61)**

11.1.61.1 The property description of this Residential Third Density Special Zone No. 61 (R3 Sp. 61) is Plan 28, Lot 112 along Morin Street in the City of North Bay.

11.1.61.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 61 (R3 Sp. 61) except for the following uses:

- Single detached dwelling;
- Duplex dwelling;
- Semi-detached dwelling;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.61.3 The regulations for this Residential Third Density Special Zone No. 61 (R3 Sp. 61) are as follows:

- i) The minimum lot frontage shall be 15.2m.

11.1.61.4 The use of land or building in this Residential Third Density Special Zone No. 61 (R3 Sp. 61) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 61 (R3 Sp. 61):



**11.1.62 Residential First Density Special Zone No. 62 (R1 Sp. 62)**

11.1.62.1 The property description of this Residential First Density Special Zone No. 62 (R1 Sp. 62) is the South Part of Lot 16, Concession "A", Parcel 5652 along Carmichael Drive in the City of North Bay.

11.1.62.2 No person shall use land, or use, erect, or construct any building or structure in this Residential First Density Special Zone No. 62 (R1 Sp. 62) except for the following uses:

- Single detached dwelling;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.62.3 The regulations for this Residential First Density Special Zone No. 62 (R1 Sp. 62) are as follows:

- i) The minimum lot frontage shall be 2.8m;
- ii) The easterly interior side yard setback shall be nil;
- iii) The westerly interior side yard setback shall be 1.2m for a 1 storey building;
- iv) The front yard setback shall be 6m;
- v) The rear yard setback shall be 16.5m;
- vi) The maximum lot coverage shall be 30%

11.1.62.4 The use of land or building in this Residential First Density Special Zone No. 62 (R1 Sp. 62) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential First Density Special Zone No. 62 (R1 Sp. 62):





**11.1.63 Residential Fifth Density Special Zone No. 63 (R5 Sp. 63)**

11.1.63.1 The property description of this Residential Fifth Density Special Zone No. 63 (R5 Sp. 63) is Concession "B", Part Lot 19, Rem. Parcels 4202 and 4844 W&F along Janice Street in the City of North Bay.

11.1.63.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Fifth Density Special Zone No. 63 (R5 Sp. 63) except for the following uses:

- Single detached dwelling;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.63.3 The regulations for this Residential Fifth Density Special Zone No. 63 (R5 Sp. 63) are as follows:

- i) The front yard setback shall be 6m.

11.1.63.4 The use of land or building in this Residential Fifth Density Special Zone No. 63 (R5 Sp. 63) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Fifth Density Special Zone No. 63 (R5 Sp. 63):



**11.1.64 Residential Second Density Special Zone No. 64 (R2 Sp. 64)**

11.1.64.1 The property description of this Residential Second Density Special Zone No. 64 (R2 Sp. 64) is South Part ½ Lot 18, Concession "A", Plan 36R-10101, Parts 1, 2 and 3, Parcel 18889 W/F along Airport Road in the City of North Bay.

11.1.64.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Second Density Special Zone No. 64 (R2 Sp. 64) except for the following uses:

- Single detached dwelling;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.64.3 The regulations for this Residential Second Density Special Zone No. 64 (R2 Sp. 64) are as follows:

- i) The northerly side yard shall be 4.5m.

11.1.64.4 The use of land or building in this Residential Second Density Special Zone No. 64 (R2 Sp. 64) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Second Density Special Zone No. 64 (R2 Sp. 64):



**11.1.65 Residential Sixth Density Special Zone No. 65 (R6 Sp. 65)**

11.1.65.1 The property description of this Residential Sixth Density Special Zone No. 65 (R6 Sp. 65) is Plan M-177, Part Lots 200-2003, Part 4, NR-1401, Part Parcel 10976 W&F along McKeown Avenue in the City of North Bay.

11.1.65.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 65 (R6 Sp. 65) except for the following uses:

- Fourplex dwelling;
- Triplex dwelling;
- Day Nursery;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.65.3 The regulations for this Residential Sixth Density Special Zone No. 65 (R6 Sp. 65) are as follows:

- i) The lot frontage requirement for a Fourplex shall be 18m;
- ii) The minimum lot area per dwelling unit for a Fourplex shall be 140m<sup>2</sup>;
- iii) The minimum front yard shall be 4m.

11.1.65.4 The use of land or building in this Residential Sixth Density Special Zone No. 65 (R6 Sp. 65) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 65 (R6 Sp. 65):



**11.1.66 Residential Sixth Density Special Zone No. 66 (R6 Sp. 66)**

11.1.66.1 The property description of this Residential Sixth Density Special Zone No. 66 (R6 Sp. 66) is Plan M-57, Lot 55 along Ferguson Avenue in the City of North Bay.

11.1.66.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 66 (R6 Sp. 66) except for the following uses:

- Fourplex;
- Townhouse Dwellings;
- A maximum of 6 dwelling units;
- Boarding or rooming house or group home;
- Day Nursery;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.66.3 The regulations for this Residential Sixth Density Special Zone No. 66 (R6 Sp. 66) are as follows:

- i) The minimum lot area per dwelling unit shall be not less than 70m<sup>2</sup>;
- ii) The minimum lot frontage shall not be less than 15m;
- iii) The maximum lot coverage shall not be greater than 35%;
- iv) The minimum rear yard setback shall not be less than 0.3m;
- v) The minimum exterior side yard setback shall not be less than 1.5m;
- vi) The minimum number of parking spaces shall be not less than 6; and
- vii) The minimum open area shall be located in the front yard with a depth not less than 3m.

11.1.66.4 The use of land or building in this Residential Sixth Density Special Zone No. 66 (R6 Sp. 66) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 66 (R6 Sp. 66):





**11.1.67 Residential Sixth Density Special Zone No. 67 (R6 Sp. 67)**

11.1.67.1 The property description of this Residential Sixth Density Special Zone No. 67 (R6 Sp. 67) is Plan 48, Lot 181, Pt. Lot 182 along Fifth Avenue in the City of North Bay.

11.1.67.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 67 (R6 Sp. 67) except for the following uses:

- Fourplex dwelling;
- Triplex dwelling;
- Group Home Type 1;
- Day Nursery;
- Accessory home based business;
- Parks, playgrounds, non-profit uses;
- Institutional uses.

11.1.67.3 The regulations for this Residential Sixth Density Special Zone No. 67 (R6 Sp. 67) are as follows:

- i) The lot frontage shall not be less than 8.9m;
- ii) The minimum front yard setback shall be not less than 3.5m;
- iii) The minimum interior side yard setback shall not be less than 0.5m;  
and
- iv) The minimum rear yard setback shall not be less than 6m.

11.1.67.4 The use of land or building in this Residential Sixth Density Special Zone No. 67 (R6 Sp. 67) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 67 (R6 Sp. 67):



**11.1.68 Residential Multiple Second Density Special Zone No. 68 (RM2 Sp. 68)**

- 11.1.68.1 The property description of this Residential Multiple Second Density Special Zone No. 68 (RM2 Sp. 68) is Plan M-211, Lots 69 to 75 (inclusive), Lots 104 to 110 (inclusive), Parcels 1620 and 1634 W/F along Lakeshore Drive in the City of North Bay.
- 11.1.68.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple Second Density Special Zone No. 68 (RM2 Sp. 68) except for the following uses:
- a 47-unit apartment dwelling, including 1 guest suite;
  - Parks, playgrounds and associated non-profit uses;
  - Licensed day nurseries, churches, public schools other than trade schools;
  - Institutional uses, and
  - Accessory home-based business;
- 11.1.68.3 The regulations for this Residential Multiple Second Density Special Zone No. 68 (RM2 Sp. 68) are as follows:
- i) the minimum interior side yard setback shall be not less than 6m;
  - ii) the minimum exterior side yard setback shall be not less than 1.9m;
  - iii) the minimum useable open space shall not be less than 28% of the gross floor area;
  - iv) the play space shall not require a fence.
- 11.1.68.4 For the purposes of this by-law, Guest Suite is defined as an apartment unit for the use by guests of those residents in the same building.
- 11.1.68.5 The use of land or building in this Residential Multiple Second Density Special Zone No. 68 (RM2 Sp. 68) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 68 (RM2 Sp. 68):



**11.1.69 Residential Third Density Special Zone No. 69 (R3 Sp. 69)**

11.1.69.1 The property description of this Residential Third Density Special Zone No. 69 (R3 Sp. 69) is Plan M-91, Lot 6 along Bloem Street in the City of North Bay.

11.1.69.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 69 (R3 Sp. 69) except for the following uses:

- Single detached dwelling;
- Duplex dwelling;
- Semi-detached dwelling;
- Parks, playgrounds, non-profit uses;
- Institutional use;
- Accessory home based business.

11.1.69.3 The regulations for this Residential Third Density Special Zone No. 69 (R3 Sp. 69) are as follows:

- i) the lot frontage requirement for a Duplex dwelling shall be 9m;
- ii) the minimum lot area per dwelling unit for a Duplex dwelling shall be 150m<sup>2</sup>.

11.1.69.4 The use of land or building in this Residential Third Density Special Zone No. 69 (R3 Sp. 69) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 69 (R3 Sp. 69):



**11.1.70 Residential Second Density Special Zone No. 70 (R2 Sp. 70).**

11.1.70.1 The property description of this Residential Second Density Special Zone No. 70 (R2 Sp. 70) is Concession "A", Part Lot 17, Part Pcl. 5622 W/F along Carmichael Drive in the City of North Bay.

11.1.70.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Second Density Special Zone No. 70 (R2 Sp. 70) except for the following uses:

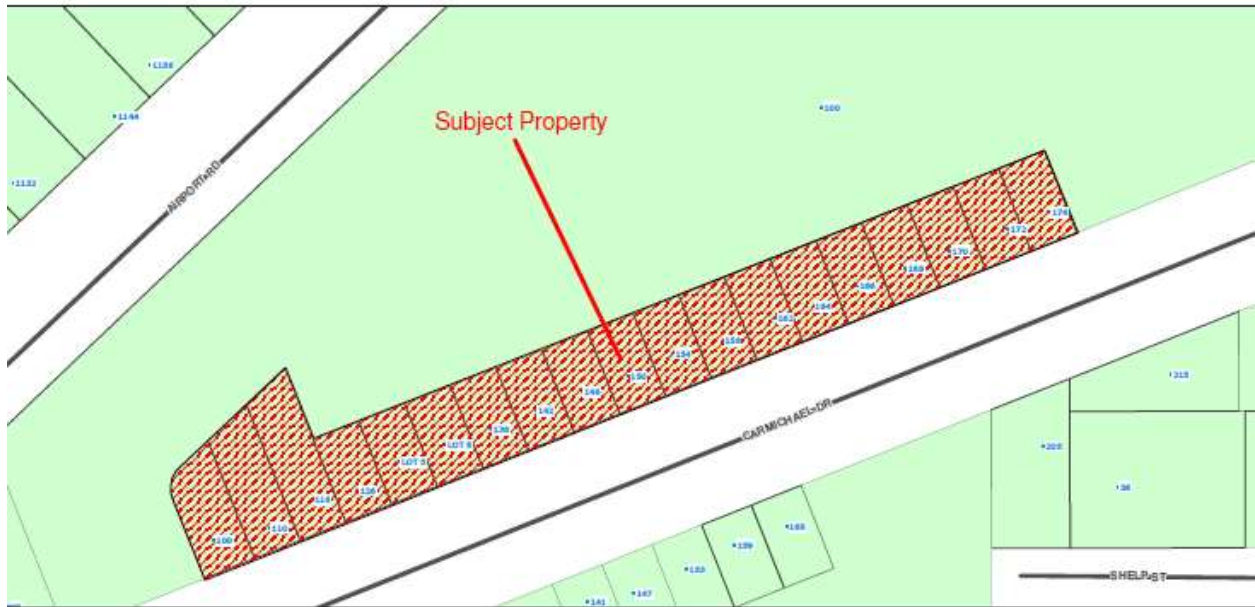
- Single detached dwelling;
- Parks, playgrounds, non-profit uses;
- Institutional use;
- Accessory home based business.

11.1.70.3 The regulations for this Residential Second Density Special Zone No. 70 (R2 Sp. 70) are as follows:

- i) The minimum frontage shall be not less than 16m.

11.1.70.4 The use of land or building in this Residential Second Density Special Zone No. 70 (R2 Sp. 70) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Second Density Special Zone No. 70 (R2 Sp. 70):





**11.1.71 Residential Multiple Second Density Special Zone No. 71 (RM2 Sp. 71)**

11.1.71.1 The property description of this Residential Multiple Second Density Special Zone No. 71 (RM2 Sp. 71) is Lots 113 and 114, Plan M-165, Lots 101 to 103, and Lot 105, Plan M-186, Lots 4 to 10, Plan M-165, and Lot 44, Plan M-45 along M<sup>c</sup>Phail Street in the City of North Bay.

11.1.71.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple Second Density Special Zone No. 71 (RM2 Sp. 71) except for the following uses:

- Apartment dwellings;
- Parks, playgrounds and associated non-profit uses;
- Licensed day nurseries, churches, public schools other than trade schools;
- Institutional uses;
- Accessory home-based businesses, and
- Accessory non-residential use under Table 5C of this By-law.

11.1.71.3 The regulations for this Residential Multiple Second Density Special Zone No. 71 (RM2 Sp. 71) are as follows:

- i) The minimum southerly side yard setback shall be not less than 2.1m;
- ii) The minimum front yard setback shall be not less than 2.74m;
- iii) The minimum rear yard setback shall not be less than 3.81m;
- iv) The minimum required open space shall not be less than 735.8m<sup>2</sup>;
- v) The minimum required play space shall not be less than 65m<sup>2</sup>;
- vi) The minimum required northerly landscaped strip shall be nil; and
- vii) The play space setback from the main building shall be nil.

11.1.71.4 The use of land or building in this Residential Multiple Second Density Special Zone No. 71 (RM2 Sp. 71) shall conform to all other regulations of this By-law, except as hereby expressly varied

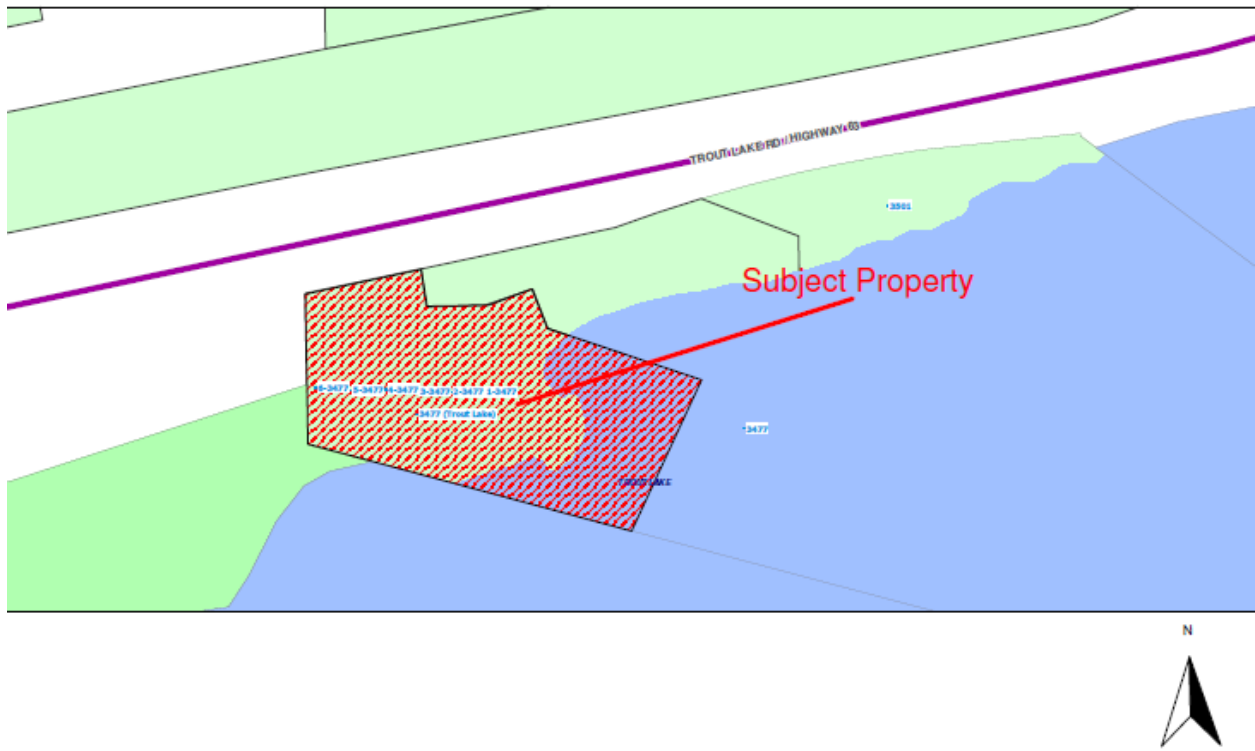
Schedule to Residential Multiple Second Density Special Zone No. 71 (RM2 Sp. 71):



**11.1.72 Residential Sixth Density Special Zone No. 72 (R6 Sp. 72)**

- 11.1.72.1 The property description of this Residential Sixth Density Special Zone No. 72 (R6 Sp. 72) is Parcel 17484 W/F, Part of Lot 15, Concession "C" and Part of Water Lot in Trout Lake lying in front of Lot 15, Concession "C", being Parts 1, 2, 3 and 4, Plan 36R-7894 along Trout Lake Road in the City of North Bay.
- 11.1.72.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 72 (R6 Sp. 72) except for the following uses:
- Fourplex
  - Townhouses;
  - Boarding or rooming house or group home;
  - Accessory home based businesses;
  - Parks, playgrounds and associated non-profit uses;
  - Day nurseries, and
  - Institutional uses.
- 11.1.72.3 The regulations for this Residential Sixth Density Special Zone No. 72 (R6 Sp. 72) are as follows:
- i) the minimum front yard setback shall be not less than 10.5m.
- 11.1.72.4 The use of land or building in this Residential Sixth Density Special Zone No. 72 (R6 Sp. 72) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 72 (R6 Sp. 72):



**11.1.73 Residential Sixth Density Special Zone No. 73 (R6 Sp. 73)**

11.1.73.1 The property description of this Residential Sixth Density Special Zone No. 73 (R6 Sp. 73) is Plan M-177, Lots 289 and 290 along Hutcheson Avenue in the City of North Bay.

11.1.73.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 73 (R6 Sp. 73) except for the following uses:

- Semi-detached dwellings;
- Duplex dwellings;
- Triplex dwelling;
- Fourplex dwelling;
- Boarding or rooming house or Group Home Type 1;
- Accessory home based business;
- Parks, playgrounds and non-profit uses;
- Day nurseries; and
- Institutional uses.

11.1.73.3 The regulations for this Residential Sixth Density Special Zone No. 73 (R6 Sp. 73) are as follows:

- i) the lot frontage requirement for a Fourplex dwelling shall be 18m;
- ii) the lot area per dwelling unit shall not be less than 200m<sup>2</sup>.

11.1.73.4 The use of land or building in this Residential Sixth Density Special Zone No. 73 (R6 Sp. 73) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 73 (R6 Sp. 73):



**11.1.74 Residential Sixth Density Special Zone No. 74 (R6 Sp. 74)**

11.1.74.1 The property description of this Residential Sixth Density Special Zone No. 74 (R6 Sp. 74) is Plan M-32, Lots 53 and 54, Parcel 4373 W/F along Algonquin Avenue in the City of North Bay.

11.1.74.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 74 (R6 Sp. 74) except for the following uses:

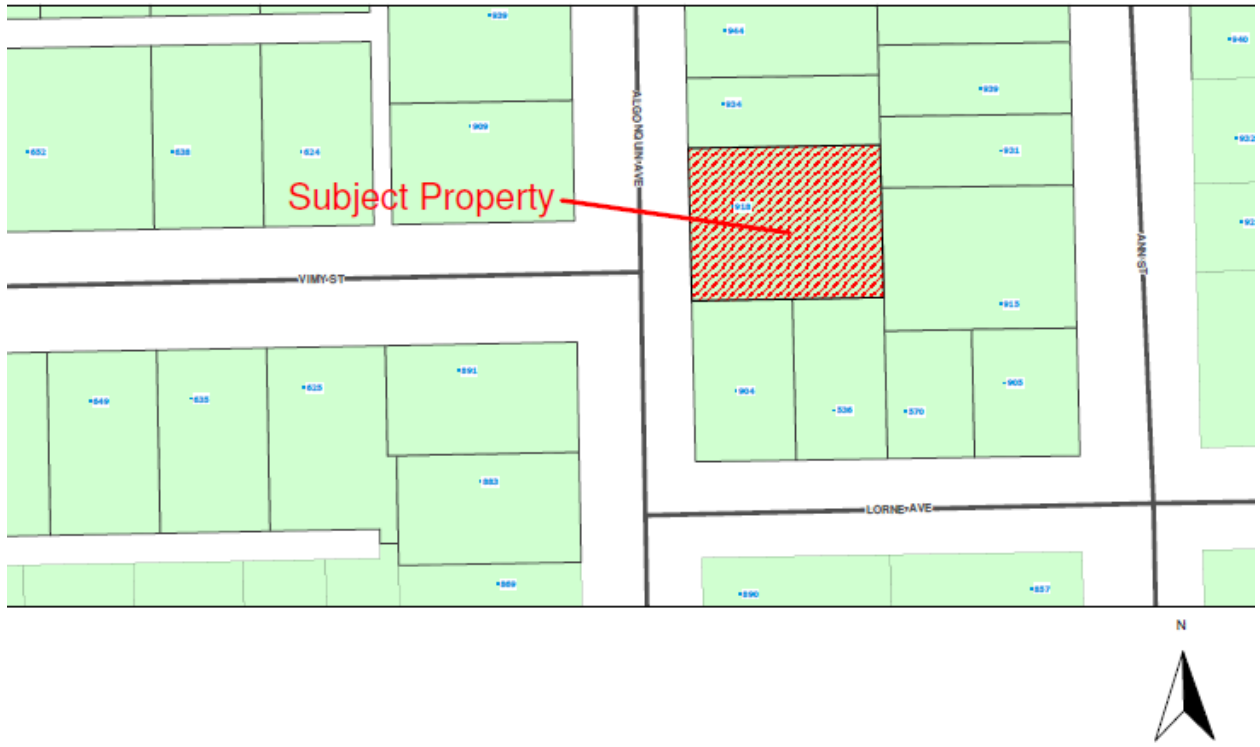
- Semi-detached dwelling;
- Duplex dwellings;
- Triplex dwelling;
- Fourplex dwelling;
- Boarding or rooming house or Group Home Type 1;
- Accessory home based businesses;
- Parks, playgrounds and non-profit uses;
- Day nurseries; and
- Institutional uses.

11.1.74.3 The regulations for this Residential Sixth Density Special Zone No. 74 (R6 Sp. 74) are as follows:

- i) The required lot area per dwelling unit shall not be less than 200m<sup>2</sup>.

11.2.94.3 The use of land or building in this Residential Sixth Density Special Zone No. 74 (R6 Sp. 74) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 74 (R6 Sp. 74):





**11.1.75 Residential Sixth Density Special Zone No. 75 (R6 Sp. 75)**

11.1.75.1 The property description of this Residential Sixth Density Special Zone No. 75 (R6 Sp. 75) is Part of Anthony Street, Part of Cartier Street, Part of Helen Street, M-153, Part Block A, Plan M-456, Blocks 100, 109 and Part of Block 101, Plan M-517 along Cartier Street in the City of North Bay.

11.1.75.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 75 (R6 Sp. 75) except for the following uses:

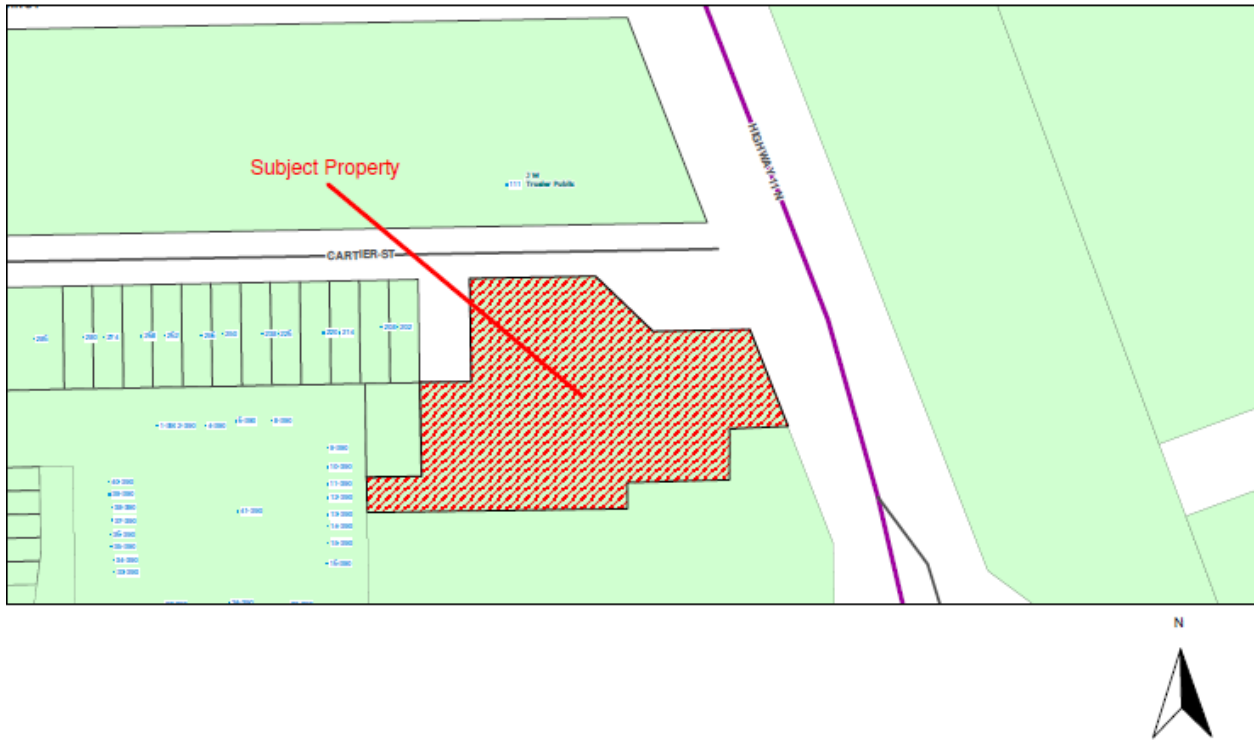
- Semi-detached dwelling;
- Duplex dwellings;
- Triplex dwelling
- Fourplex dwelling;
- Boarding or rooming house or Group Home Type 1;
- Accessory home based businesses;
- Parks, playgrounds and non-profit uses;
- Day nurseries; and
- Institutional uses.

11.1.75.3 The regulations for this Residential Sixth Density Special Zone No. 75 (R6 Sp. 75) are as follows:

- i) The front yard setback for the Fourplex structures fronting on Cartier Street shall not be less than 2m.

11.1.75.4 The use of land or building in this Residential Sixth Density Special Zone No. 75 (R6 Sp. 75) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 75 (R6 Sp. 75):



**11.1.76 Residential Third Density Special Zone No. 76 (R3 Sp. 76)**

11.1.76.1 The property description of this Residential Third Density Special Zone No. 76 (R3 Sp. 76) is Part Concession D, N ½ Lot 18, and Pt. Lot 17, Pt. Plan M-189, Plan 36R-5102, Pt. 2, Plan 36R-5840, Pts. 1, 2, 3, 4, 5, 6, 7, and 9, Plan 36R-11377, Pts. 1, 2, 3, and 4, Parcel 16054 W&F, Parcel 29364 Nip., Parcel 18454 W&F, and Remainder of Pcl. 15459 W&F along Kingsway Avenue in the City of North Bay.

11.1.76.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 76 (R3 Sp. 76) except or the following uses:

- Single detached dwellings;
- Semi-detached dwellings;
- Duplex dwellings;
- Parks, playgrounds and non-profit uses; and
- Accessory home based businesses.

11.1.76.3 The use of land or building in this Residential Third Density Special Zone No. 76 (R3 Sp. 76) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 76 (R3 Sp. 76):



**11.1.77 Residential First Density Special No. 77 (R1 Sp. 77)**

- 11.1.77.1 The property description of this Residential First Density Special No. 77 (R1 Sp. 77) is Plan 13, Part Lot 204, Registered Plan 36R-7040, Part 2 along Algonquin Avenue, Plouffe Street & Copeland Street in the City of North Bay.
- 11.1.77.2 The regulations for this Residential First Density Special No. 77 (R1 Sp. 77) are as follows:
- i) The rear yard setback shall not be less than 2m;
  - ii) The interior side yard setback shall not be less than 4.6m;
  - iii) The exterior side yard setback shall not be less than 5.18m;
  - iv) The front yard setback shall not be less than 1.4m
  - v) The frontage shall not be less than 13.5m; and
  - vi) The distance for a driveway from a street intersection shall not be less than 14m.
- 11.1.77.3 The use of land or building in this Residential First Density Special No. 77 (R1 Sp. 77) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential First Density Special No. 77 (R1 Sp. 77):



**11.1.78 Residential Fifth Density Special Zone No. 78 (R5 Sp. 78)**

11.1.78.1 The property description of this Residential Fifth Density Special Zone No. 78 (R5 Sp. 78) is Concession D, Part of Lot 18 along Connaught Avenue and Norman Avenue in the City of North Bay.

11.1.78.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Fifth Density Special Zone No. 78 (R5 Sp. 78) except for the following uses:

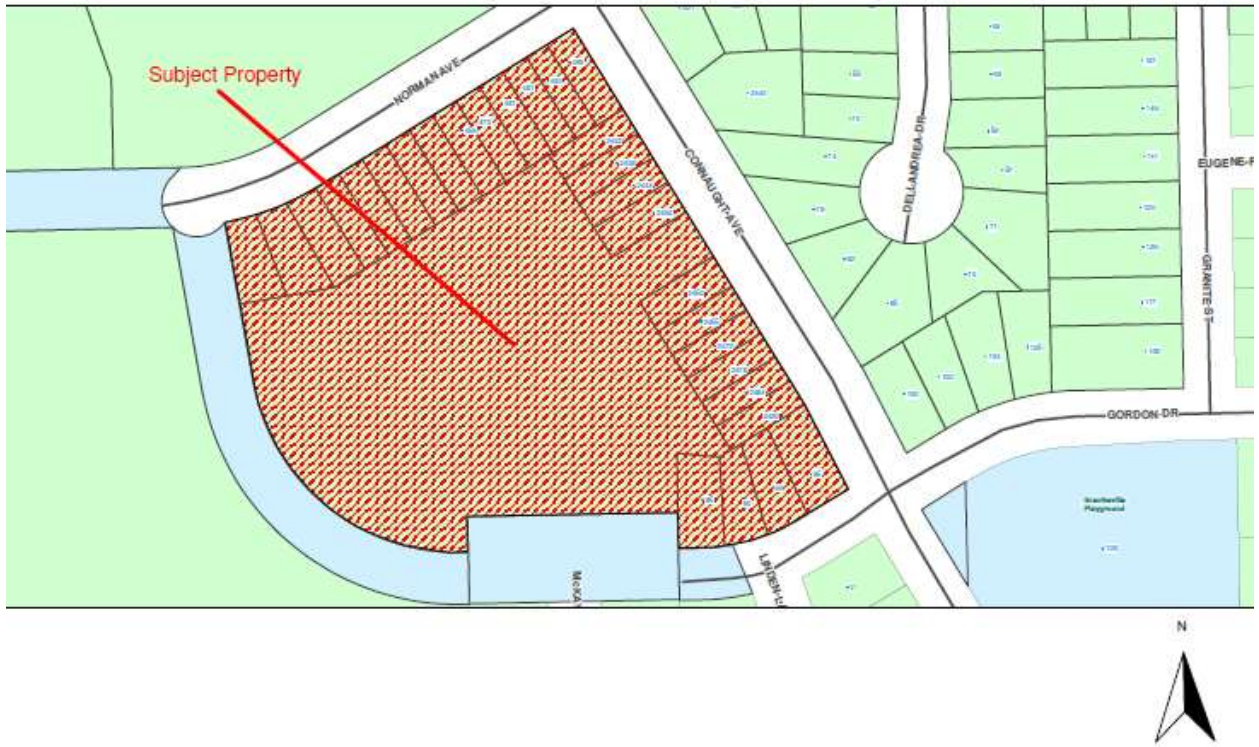
- single detached dwelling;
- semi-detached dwelling;
- accessory home based business;
- parks, playgrounds and non-profit uses; and
- institutional uses.

11.1.78.3 The regulations for this Residential Fifth Density Special Zone No. 78 (R5 Sp. 78) are as follows:

- i) the interior side yard setback for a one or two storey dwelling have an internal garage shall not be less than 0.61m; and
- ii) the maximum lot coverage shall not exceed 40%

11.1.78.4 The use of land or building in this Residential Fifth Density Special Zone No. 78 (R5 Sp. 78) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Fifth Density Special Zone No. 78 (R5 Sp. 78):





**11.1.79 Residential Second Density Special Zone No. 79 (R2 Sp. 79)**

11.1.79.1 The property description of this Residential Second Density Special Zone No. 79 (R2 Sp. 79) is Plan 36R-8423, Part of Part 5 along Duke Street in the City of North Bay.

11.1.79.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Second Density Special Zone No. 79 (R2 Sp. 79) except for the following uses:

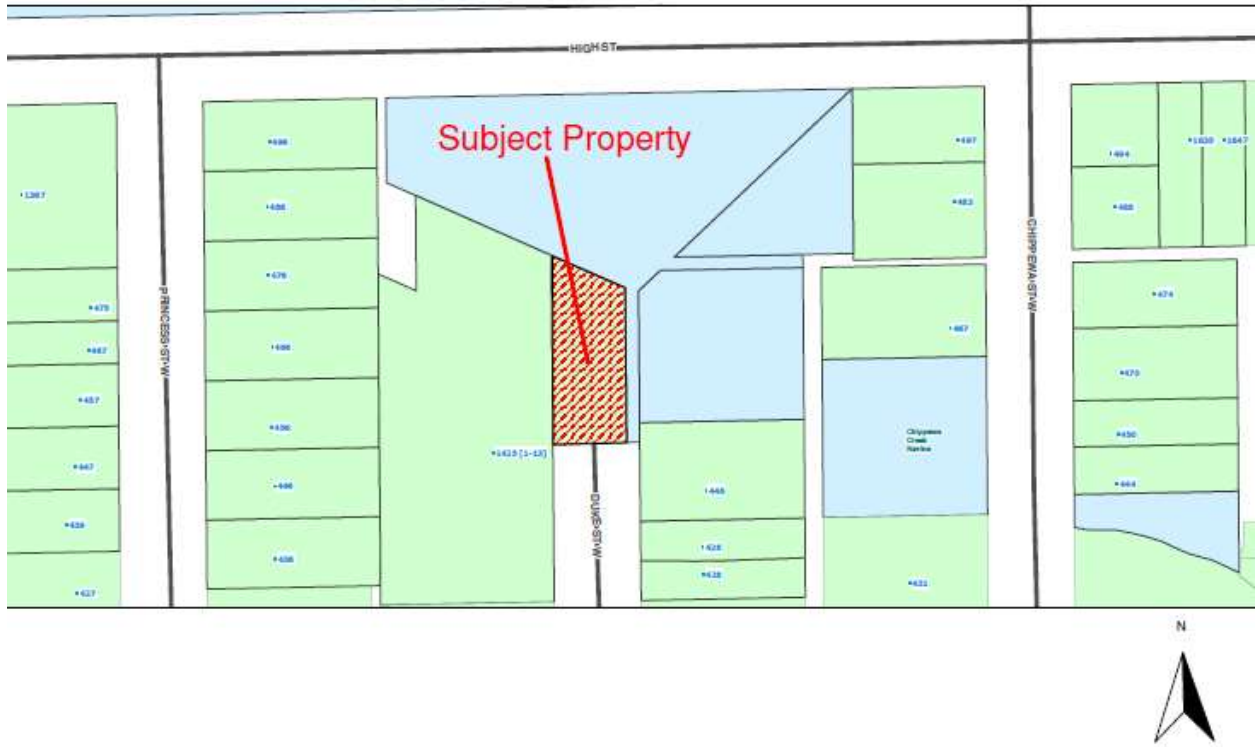
- Single detached dwelling with a frontage of 15 metres (49.2 feet)
- Accessory home based business
- Parks, playgrounds and non-profit uses
- Institutional uses

11.1.79.3 The regulations for this Residential Second Density Special Zone No. 79 (R2 Sp. 79) are as follows:

- i) The rear yard setback shall be a minimum of 15m.

11.1.79.4 The use of land or building in this Residential Second Density Special Zone No. 79 (R2 Sp. 79) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Second Density Special Zone No. 79 (R2 Sp. 79):



**11.1.80 Residential Multiple First Density Special Zone No. 80 (RM1 Sp. 80)**

11.1.80.1 The property description of this Residential Multiple First Density Special Zone No. 80 (RM1 Sp. 80) is Part of Parcel 6435W&F, Lot 16, Concession D along Wallace Road in the City of North Bay.

11.1.80.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 80 (RM1 Sp. 80) except for the following uses:

- Access to and from the adjoining apartment building
- The area of subject property shall not be used to increase the density of the adjoining Residential Multiple First Density Special Zone No. 80 (RM1 Sp. 80) zoned block, more specifically described as the Remainder of Parcel 741 Nip., Concession D, Lot 16, in any way.

11.1.80.3 The use of land or building in this Residential Multiple First Density Special Zone No. 80 (RM1 Sp. 80) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 80 (RM1 Sp. 80):



**11.1.81 Residential Sixth Density Special Zone No. 81 (R6 Sp. 81)**

11.1.81.1 The property description of this Residential Sixth Density Special Zone No. 81 (R6 Sp. 81) is Plan M-177, Part of Lots 763 to 766, Part 2, Plan NR-162 along O'Brien Street in the City of North Bay.

11.1.81.2 No person shall use land, or use, erect, or construct any building or structure in this this Residential Sixth Density Special Zone No. 81 (R6 Sp. 81) except for the following uses:

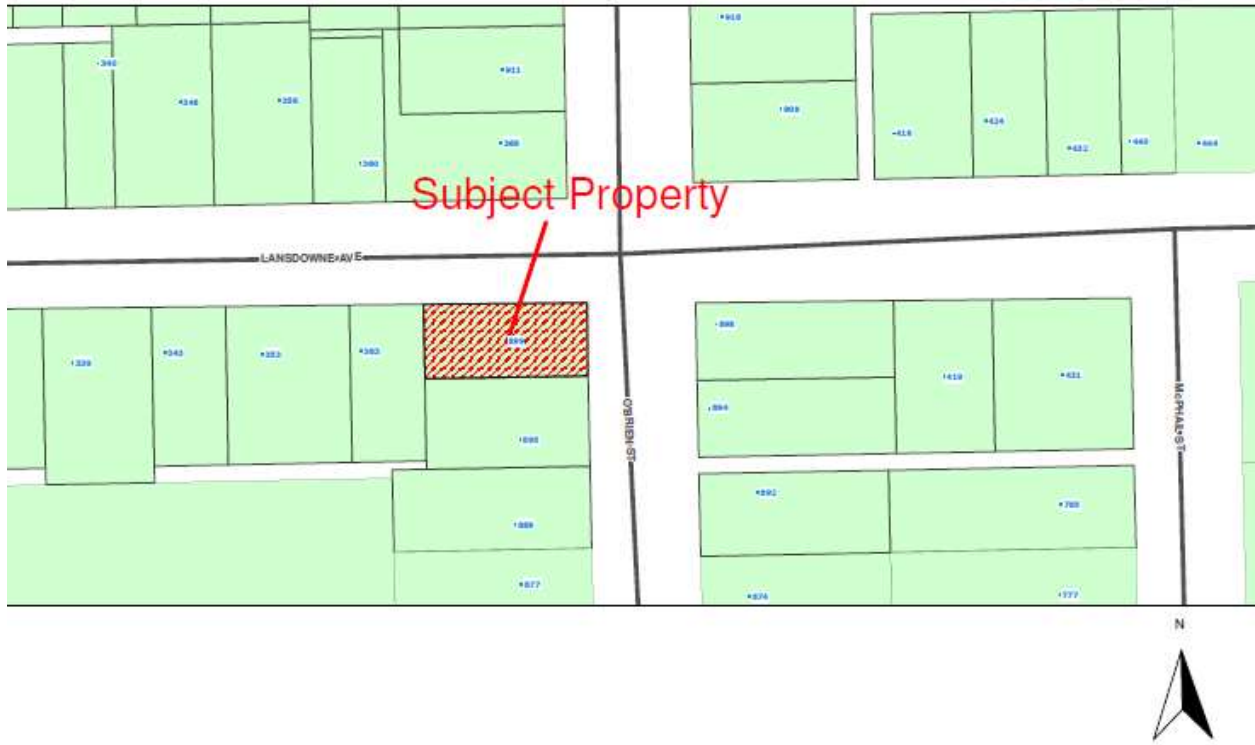
- Semi-detached dwellings;
- Duplex dwellings;
- Triplex dwelling;
- Fourplex dwelling;
- Boarding or rooming house or group home type 1;
- Accessory home based business;
- Parks, playgrounds and non-profit uses;
- Day nurseries; and
- Institutional uses.

11.1.81.3 The regulations for this this Residential Sixth Density Special Zone No. 81 (R6 Sp. 81) are as follows:

- i) The minimum lot area per dwelling unit shall not be less than 114m<sup>2</sup>.
- ii) The minimum interior side yard setback for a two storey dwelling shall not be less than 1.2m
- iii) The minimum play space requirements shall be nil.
- iv) The minimum open space requirements shall be nil.
- v) The maximum number of dwelling units shall be 4.
- vi) No portion of the front yard shall be used for parking.

11.1.81.4 The use of land or building in this this Residential Sixth Density Special Zone No. 81 (R6 Sp. 81) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to this Residential Sixth Density Special Zone No. 81 (R6 Sp. 81):



**11.1.82 Residential Sixth Density Special Zone No. 82 (R6 Sp. 82)**

11.1.82.1 The property description of this Residential Sixth Density Special Zone No. 82 (R6 Sp. 82) is Plan 165, Lots 83 & 84 along King Street West in the City of North Bay.

11.1.82.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 82 (R6 Sp. 82) except for the following uses:

- Semi-detached dwellings;
- Duplex dwellings;
- Triplex dwelling;
- Fourplex dwelling;
- Boarding or rooming house or Group Home Type 1;
- Accessory home based business;
- Parks, playgrounds and non-profit uses;
- Day nurseries; and
- Institutional uses.

11.1.82.3 The regulations for this Residential Sixth Density Special Zone No. 82 (R6 Sp. 82) are as follows:

- i) The lot area per dwelling unit shall not be less than 180m<sup>2</sup>
- ii) The rear yard setback shall not be less than 4.5m

11.1.82.4 The use of land or building in this Residential Sixth Density Special Zone No. 82 (R6 Sp. 82) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 82 (R6 Sp. 82):

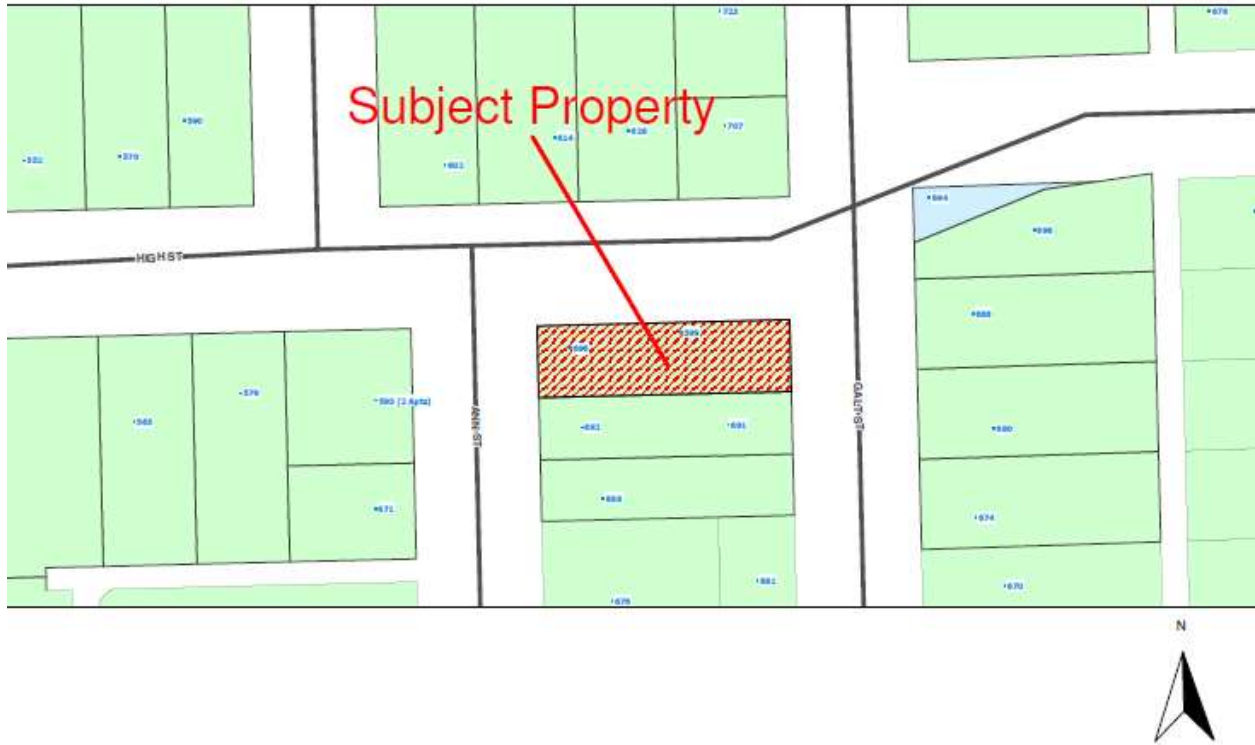




## **Residential Sixth Density Special Zone No. 83 (R6 Sp. 83)**

- 11.1.83.1 The property description of this Residential Sixth Density Special Zone No. 83 (R6 Sp. 83) is M-32, Lot 125, Parcel 2690 W/F along Ann Street in the City of North Bay.
- 11.1.83.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 83 (R6 Sp. 83) except for the following uses:
- Semi-detached dwellings
  - Duplex dwellings
  - Triplex dwelling
  - Fourplex dwelling
  - Boarding or rooming house or Group Home Type 1
  - Accessory home based business
  - Parks, playgrounds and non-profit uses
  - Day nurseries
  - Institutional uses
- 11.1.83.3 The regulations for this Residential Sixth Density Special Zone No. 83 (R6 Sp. 83) are as follows:
- i) The front yard setback shall be nil
  - ii) The interior side yard setback shall be nil.
  - iii) The exterior side yard setback shall be nil.
  - iv) The parking shall consist of not less than 4 parking spaces
  - v) The frontage shall not be less than 11.27m
  - vi) The minimum play space requirement shall be nil.
  - vii) The minimum open space requirement shall be nil.
  - viii) The minimum lot area per dwelling unit shall not be less than 111m<sup>2</sup>.
- 11.1.83.4 The use of land or building in this Residential Sixth Density Special Zone No. 83 (R6 Sp. 83) shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Residential Sixth Density Special Zone No. 83 (R6 Sp. 83):



**11.1.84 Residential Second Density Special Zone No. 84 (R2 Sp. 84)**

11.1.84.1 The property description of this Residential Second Density Special Zone No. 84 (R2 Sp. 84) is Block 47, Plan M-595 along Janey Avenue in the City of North Bay.

11.1.84.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Second Density Special Zone No. 84 (R2 Sp. 84) except for the following uses:

- Single detached dwellings with a minimum lot frontage of 15m
- Accessory home based business
- Parks, playgrounds and non-profit uses
- Institutional uses

11.1.84.3 The regulations for this Residential Second Density Special Zone No. 84 (R2 Sp. 84) are as follows:

- i) All permanent structures and excavations must be located at least 7m from the limits of TransCanada's right-of-way
- ii) A 15m natural buffer shall be maintained along the waterway to provide adequate protection to Johnston Creek. In areas of steep slopes, the minimum buffer width is increased to account for increased storm water runoff velocities, and greater erosion potential. To provide adequate protection against erosion and maintain canopy cover along the watercourse, those areas designated as steep slopes, the natural vegetative buffer shall be a minimum of 15 metres or to the crest of the valley slope whichever is greater

11.1.84.4 The use of land or building in this Residential Second Density Special Zone No. 84 (R2 Sp. 84) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Second Density Special Zone No. 84 (R2 Sp. 84):



**11.1.85 Residential Second Density Special Zone No. 85 (R2 Sp. 85)**

11.1.85.1 The property description of this Residential Second Density Special Zone No. 85 (R2 Sp. 85) is Concession C, Part Lot 17, Parcel 17973 W&F, 18492 W&F, and 12587 W&F along McKee Drive in the City of North Bay.

11.1.85.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Second Density Special Zone No. 85 (R2 Sp. 85) except for the following uses:

- Single detached dwellings

11.1.85.3 The regulations for this Residential Second Density Special Zone No. 85 (R2 Sp. 85) are as follows:

- i) The rear yard setback shall not be less than 7.6m.

11.1.85.4 The use of land or building in this Residential Second Density Special Zone No. 85 (R2 Sp. 85) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Second Density Special Zone No. 85 (R2 Sp. 85):



**11.1.86 Residential Third Density Special Zone No. 86 (R3 Sp. 86)**

11.1.86.1 The property description of this Residential Third Density Special Zone No. 86 (R3 Sp. 86) is Plan 28, Part Lot 65 along High Street in the City of North Bay.

11.1.86.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 86 (R3 Sp. 86) except for the following uses:

- Single detached dwelling;
- Semi-detached dwelling;
- Duplex dwelling;
- Accessory home based business;
- Parks, playgrounds and non-profit uses; and
- Institutional uses.

11.1.86.3 The regulations for this Residential Third Density Special Zone No. 86 (R3 Sp. 86) are as follows:

- i) the minimum lot area per dwelling unit shall not be less than 15m<sup>2</sup>;
- ii) the minimum lot frontage shall not be less than 13.4m<sup>2</sup>;
- iii) the rear yard setback shall not be less than 6.2m;
- iv) the exterior side yard setback shall not be less than 2.6m; and
- v) the interior side yard setback shall not be less than 0.2m

11.1.86.4 The use of land or building in this Residential Third Density Special Zone No. 86 (R3 Sp. 86) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 86 (R3 Sp. 86):





**11.1.87 Residential Sixth Density Special Zone No. 87 (R6 Sp. 87)**

11.1.87.1 The property description of this Residential Sixth Density Special Zone No. 87 (R6 Sp. 87) is Registered Plan 62, lot 120 along Wyld Street in the City of North Bay.

11.1.87.2 No person shall use land, or use, erect, or construct any building in this Residential Sixth Density Special Zone No. 87 (R6 Sp. 87) except for the following uses:

- Duplex dwellings;
- Triplex dwellings; and
- Accessory home based businesses.

11.1.87.3 The regulations for this Residential Sixth Density Special Zone No. 87 (R6 Sp. 87) are as follows:

- i) The minimum front yard setback shall be 12.4m.
- ii) The minimum lot area per dwelling unit shall not be less than 160m<sup>2</sup>
- iii) The interior westerly side yard setback shall not be less than 0.6m.

11.1.87.4 The use of land or building in this Residential Sixth Density Special Zone No. 87 (R6 Sp. 87) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 87 (R6 Sp. 87):



**11.1.88 Residential Multiple First Density Special Zone No. 88 (RM1 Sp. 88)**

11.1.88.1 The property description of this Residential Multiple First Density Special Zone No. 88 (RM1 Sp. 88) is Registered Plan No. 113, Lot 124 along Clarence Street in the City of North Bay.

11.1.88.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 88 (RM1 Sp. 88) except for the following uses:

- Six (6) unit apartment dwelling

11.1.88.3 The regulations for this Residential Multiple First Density Special Zone No. 88 (RM1 Sp. 88) are as follows:

- i) The front yard setback shall be a minimum of 6m.
- ii) The interior side yard setback shall be a minimum of 4m.
- iii) The exterior side yard setback shall be a minimum of 4m.
- iv) The rear yard setback shall be a minimum of 11m.
- v) 8 parking spaces shall be provided at a size not less than 4.6m by 2.8m.

11.1.88.4 The use of land or building in this Residential Multiple First Density Special Zone No. 88 (RM1 Sp. 88) zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

Schedule to Residential Multiple First Density Special Zone No. 88 (RM1 Sp. 88):



**11.1.89 Residential Sixth Density Special Zone No. 89 (R6 Sp. 89)**

11.1.89.1 The property description of this Residential Sixth Density Special Zone No. 89 (R6 Sp. 89) zone is Registered Plan M177, Part Lots 34 & 35, Lot 36; Plan 36R-7722, Parts 1 to 5 along Burrows Street in the City of North Bay.

11.1.89.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 89 (R6 Sp. 89) zone except for the following uses:

- Duplex Dwelling
- Semi-Detached dwelling
- Triplex
- Fourplex
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses

11.1.89.3 The use of land or building in this Residential Sixth Density Special Zone No. 89 (R6 Sp. 89) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 89 (R6 Sp. 89):



**11.1.90 Residential Sixth Density Special Zone No. 90 (R6 Sp. 90)**

11.1.90.1 The property description of this Residential Sixth Density Special Zone No. 90 (R6 Sp. 90) zone is PIN 49131-0180(LT) being part of Concession B, South Half of Lot 20, Parcel 5245 W/F along Milani Road in the City of North Bay.

11.1.90.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 90 (R6 Sp. 90) zone except for the following uses:

- Duplex Dwelling
- Semi-Detached dwelling
- Triplex
- Fourplex
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses
- Boarding or rooming house or Group home type 1

11.1.90.3 The regulations for this Residential Sixth Density Special Zone No. 90 (R6 Sp. 90) zone are as follows:

- i) The front yard setback shall be a minimum of 3.9m.

11.1.90.4 The use of land or building in this Residential Sixth Density Special Zone No. 90 (R6 Sp. 90) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 90 (R6 Sp. 90):





**11.1.91 Residential Sixth Density Special Zone No. 91 (R6 Sp. 91)**

11.1.91.1 The property description of this Residential Sixth Density Special Zone No. 91 (R6 Sp. 91) zone is Plan M28, Lot 450 and Part of Lot 451, PIN 49156-0927 along McPhail Street in the City of North Bay

11.1.91.2 The regulations for this Residential Sixth Density Special Zone No. 91 (R6 Sp. 91) zone are as follows:

- i) The minimum lot area per dwelling shall be 188.71m<sup>2</sup>; and
- ii) The minimum lot frontage shall be 19.81 metres.

11.1.91.3 The use of land or buildings in this Residential Sixth Density Special Zone No. 91 (R6 Sp. 91) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 91 (R6 Sp. 91):



**11.1.92 Residential Sixth Density Special Zone No. 92 (R6 Sp. 92)**

11.1.92.1 The property description of this Residential Sixth Density Special Zone No. 92 (R6 Sp. 92) zone is: Plan M-211, Lots 38 to 40 and Lots 139 to 141 along Lakeshore Drive in the City of North Bay.

11.1.92.2 The regulations for this Residential Sixth Density Special Zone No. 92 (R6 Sp. 92) zone are as follows:

- i) Minimum lot area reduced from 2459.4 to 1981.3m<sup>2</sup>;
- ii) Minimum lot frontage reduced from 80.1m to 31.5m;
- iii) Front yard setback from Lake Nipissing reduced from 6m to existing 0m;
- iv) Interior side yard setback reduced to from 1.81m to existing 0.49m
- v) Minimum side yard setback reduced to from 1.2m to existing 0.87m;
- vi) Rear Yard setback from Lakeshore Drive reduced from 7.6m to existing 2.84m;
- vii) Recognize existing cottages as single detached dwellings and as a permitted use; and
- viii) Remove Boarding or rooming house or Group Home Type 1 as a permitted use.

11.1.92.3 The use of land or buildings in this Residential Sixth Density Special Zone No. 92 (R6 Sp. 92) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No.92 (R6 Sp. 92):



**11.1.93 Residential Second Density Special Zone No. 93 (R2 Sp. 93)**

- 11.1.93.1 The property description of this Residential Second Density Special Zone No. 93 (R2 Sp. 93) is: Parts 24 & 25, Lots A, B and C, Plan 36R-11867 in the Former Township of Widdifield in the City of North Bay.
- 11.1.93.2 The minimum lot area for Residential Second Density Special Zone No. 93 (R2 Sp. 93) is 458 square metres.
- 11.1.93.3 The use of land or buildings in this Residential Second Density Special Zone No. 93 (R2 Sp. 93) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Second Density Special Zone No. 93 (R2 Sp. 93):



**11.1.94 Residential First Density Special Zone No. 94 (R1 Sp. 94)**

11.1.94.1 The property description of this Residential First Density Special Zone No. 94 (R1 Sp. 94) is: Concession B, Part of Lot 17, in the former Township of Widdifield.

11.1.94.2 The regulations for this Residential First Density Special Zone No. 94 (R1 Sp. 94) are as follows:

i) Front yard setback shall be a minimum of 6m to a maximum of 8m.

11.1.94.3 The use of land or buildings in this Residential First Density Special Zone No. 94 (R1 Sp. 94) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential First Density Special Zone No. 94 (R1 Sp. 94):





**11.1.95 Residential Sixth Density Special Zone No. 95 (R6 Sp. 95)**

11.1.95.1 The property description of this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) is Registered Plan M-28, Part Lot 39 & 40, Reference Plan 36R-7665, Part 2, Remainder of Parcel 6406 W/F along Cedar Street in the City of North Bay.

11.1.95.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) zone except for the following uses:

- Single Detached Dwelling
- Duplex Dwelling
- Semi-Detached Dwelling
- Triplex
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-Profit Uses
- Institutional Uses

11.1.95.3 The regulations for this Residential Sixth Density Special No. 95 (R6 Sp. 95) zone are as follows:

- i) The minimum lot area per dwelling unit in square metres for a triplex in this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) shall be reduced from 232.2 m<sup>2</sup> to 154.0 m<sup>2</sup> per unit.
- ii) The minimum lot frontage for a triplex in this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) shall be reduced from 19.8m to the existing 15.2m.
- iii) The minimum rear yard for a triplex in this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) shall be reduced from the required 10.5m to the existing 9.1m.
- iv) The minimum number of required parking spaces per unit in this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) shall be reduced from 2 spaces per unit to 1 space per unit.

11.1.95.4 The use of land or building in this Residential Sixth Density Special Zone No. 95 (R6 Sp. 95) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 95 (R6 Sp. 95):



**11.1.96 Residential Sixth Density Special Zone No.96 (R6 Sp. 96)**

11.1.96.1 The property description of this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) is Registered Plan No. 48, Lot 55 and Part of Lot 54 on Third Avenue West in the City of North Bay.

11.1.96.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) except for the following uses:

- Fourplex
- Boarding or Rooming House or Group Home Type 1
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-Profit Uses
- Institutional Uses

11.1.96.3 The regulations for this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) zone are as follows:

- i) The minimum lot area required per dwelling unit in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall be reduced from 232.2m<sup>2</sup> to 160m<sup>2</sup> per unit.
- ii) The minimum lot frontage required for a fourplex in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall be reduced from 19.8m to the existing 18.3m.
- iii) The maximum lot coverage permitted for a fourplex in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall be increased from 35% to the existing 36%.
- iv) The minimum front yard setback required for a fourplex in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall be reduced from 6m to the existing 5.83m.
- v) The minimum side yard setback required for a fourplex in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall be reduced from 1.81m to the existing 1.6m.
- vi) The minimum number of required parking spaces per unit in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall be reduced from 2 spaces per unit to 1 space per unit.

11.1.96.4 The use of land or building in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 96) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 96 (R6 Sp. 96):



**11.1.97 Residential Sixth Density Special Zone No. 97 (R6 Sp. 97)**

11.1.97.1 The property description of this Residential Sixth Density Special Zone No. 97 (R6 Sp. 97) is Plan No. 21, Part of Lot 663 on Algonquin Avenue at Front Street.

11.1.97.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 97) except for the following uses:

- Duplex
- Triplex
- Boarding or Rooming House or Group Home Type 1
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-Profit Uses
- Institutional Uses

11.1.97.3 The regulations for this Residential Sixth Density Special Zone No. 96 (R6 Sp. 97) are as follows:

- i) The minimum lot area required per dwelling unit is reduced from 232.2m<sup>2</sup> to 113.8m<sup>2</sup> per unit.
- ii) The minimum lot frontage required for a triplex is reduced from 19.8m to the existing 16.9m
- iii) The minimum rear yard setback required for a triplex is reduced from 7.6m to the existing 1.13m.
- iv) The minimum front yard setback required for a triplex is reduced from 6m to the existing 4.18m.
- v) The minimum side yard setback required for a triplex is reduced from 1.81m to the existing 0.42m.
- vi) The minimum number of required parking spaces per unit shall be reduced from 2 spaces per unit to 1 space per unit.

11.1.97.4 The use of land or building in this Residential Sixth Density Special Zone No. 96 (R6 Sp. 97) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 97 (R6 Sp. 97):



**11.1.98 Residential Multiple First Density Special Zone No. 98 (RM1 Sp. 98)**

11.1.98.1 The property description of this Residential Multiple First Density Special Zone No. 98 (RM1 Sp. 98) is Concession 13, Registered Plan 20, Lots 14 to 19 along John Street and Third Avenue East in the City of North Bay.

11.1.98.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 98 (RM1 Sp. 98) except for the following uses:

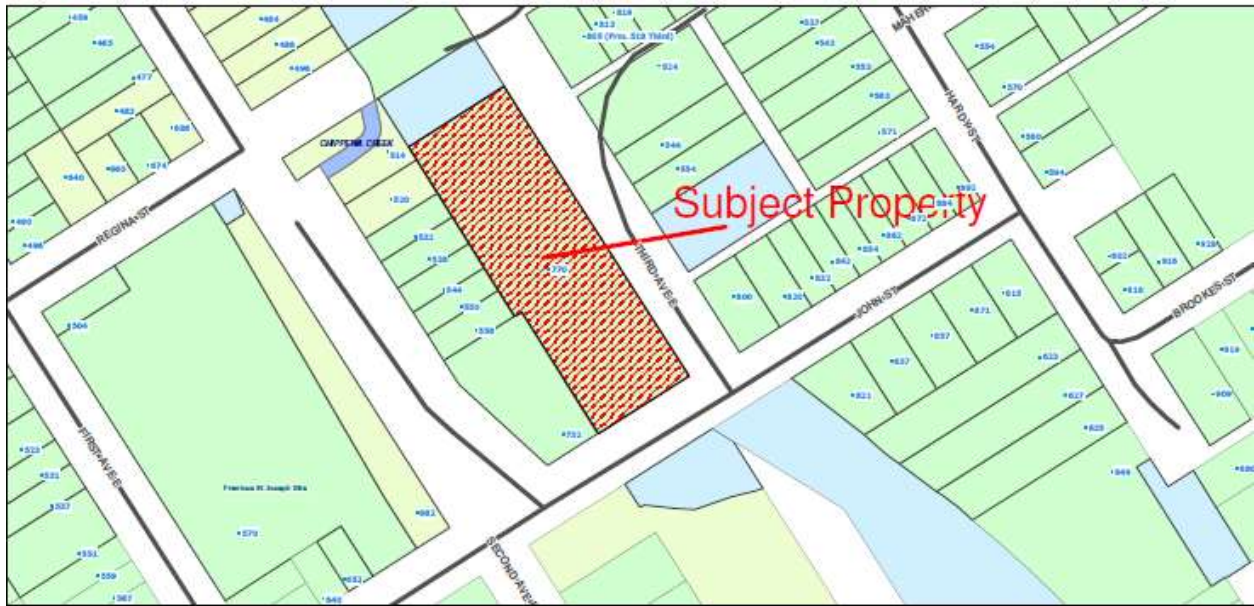
- Apartment Dwellings;
- Group Home Type 2;
- Parks, Playgrounds and Associated Non-Profit Uses;
- Licensed Day Nurseries, Churches, Public Schools (Other Than Trade Schools); and
- Accessory Home Based Businesses.

11.1.98.3 The regulations for this Residential Multiple First Density Special Zone No. 98 (RM1 Sp. 98) are as follows:

- i) Increase the number of permitted patients for a Group Home Type 2 from 8 to 12;
- ii) Increase the front yard setback to 45m from the required 7.6m; and
- iii) Increase the rear yard setback to 20m from the required 7.6m.
- iv) Limit the building footprint to a total not to exceed 615m<sup>2</sup>. (6,600 sq. ft.), representing total lot coverage to a maximum of 15%.

11.1.98.4 The use of land or building in this Residential Multiple First Density Special Zone No. 98 (RM1 Sp. 98) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 98 (RM1 Sp. 98):





**11.1.99 Residential Third Density Special Zone No. 99 (R3 Sp. 99)**

- 11.1.99.1 The property description of this Residential Third Density Special Zone No. 99 (R3 Sp. 99) is Concession 16, Part of Lot 20, Parcel 1357 WF, PIN #49174-0060(LT) along Lakeshore Drive in the City of North Bay.
- 11.1.99.2 The regulations for this Residential Third Density Special Zone No. 99 (R3 Sp. 99) are as follows:
- i) The minimum lot frontage shall be 13.3m.
- 11.1.99.3 The use of land or building in this Residential Third Density Special Zone No. 99 (R3 Sp. 99) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 99 (R3 Sp. 99):



**11.1.100 Residential Sixth Density Special Zone No. 100 (R6 Sp.100)**

11.1.100.1 The property description of this Residential Sixth Density Special Zone No. 100 (R6 Sp.100) is Registered Plan No. 10, Part of Lot 291, known locally as 403 Worthington Street East in the City of North Bay.

11.1.100.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 100 (R6 Sp. 100) except for the following uses:

- Duplex Dwelling
- Semi-Detached dwelling
- Triplex
- Fourplex
- Boarding or rooming house or Group home type 1
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses

11.1.100.3 The regulations for this Residential Sixth Density Special Zone No. 100 (R6 Sp.100) are as follows:

- i) Decrease the Minimum Lot Area per dwelling unit from the required 232.2 sq.m. to the existing 101.2 sq.m.;
- ii) Decrease the exterior side yard setback from the required 3.0 metres to the existing 2.2 metres;
- iii) Decrease the lot frontage from the required 30.0 metres to the existing 16.7 metres;
- iv) Remove the requirement to provide outdoor Play Space;
- v) Provide and maintain not less than 4 parking spaces on the subject lands; and
- vi) Decrease the required Visitor Parking from 20% to Nil.

11.1.100.4 The use of land or building in this Residential Sixth Density Special Zone No. 100 (R6 Sp.100) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 100 (R6 Sp. 100):



**11.1.101 Residential Multiple First Density Special Zone No. 101 (RM1 Sp.101)**

11.1.101.1 The property description of this Residential Multiple First Density Special Zone No. 101 (RM1 Sp.101) is Plan 48 Lots 170 and 171, Part Lots 172 181 And 182, 342 Percy Street in the City of North Bay.

11.1.101.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 101 (RM1 Sp. 101) except for the following uses:

- apartment dwellings;
- boarding, lodging or rooming house;
- group home type 2;
- parks, playgrounds and associated non-profit uses;
- licensed day nurseries, churches, public schools other than trade schools;
- institutional uses;
- accessory home based business; and
- accessory non-residential use under Table 5C of this by-law.

11.1.101.3 The regulations for this Residential Multiple First Density Special Zone No. 101 (RM1 Sp.101) are as follows:

- i) Increase the Maximum Gross Floor Area as a percentage of Lot Area from the 75% to the requested 95%;
- ii) Decrease the front yard setback from the required 7.6 metres to the existing 0.0 metres;
- iii) Decrease the northerly interior side yard setback from the required 6.0 metres to the existing 0.12 metres;
- iv) Decrease the southerly interior side yard setback from the required 6.0 metres to the existing 3.47 metres;
- v) Decrease the rear yard setback from the required 7.6 metres to the existing 4.50 metres;
- vi) Reduce landscaping buffers from the required 1.5 metres to Nil along the side and rear property lines;
- vii) Provide and maintain not less than eight (8) parking spaces on the subject lands; and
- viii) Decrease the required Visitor Parking from 20% to Nil.

11.1.101.4 The use of land or building in this Residential Multiple First Density Special Zone No. 101 (RM1 Sp.101) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 101 (RM1 Sp.101):



**11.1.102 Residential Third Density Special Zone No.102 (R3 Sp.102)**

11.1.102.1 The property description of this Residential Third Density Special Zone No. 102 (R3 Sp.102) is Registered Plan No. 56, Part Lot 38, known locally as 449 Laurier Avenue in the City of North Bay.

11.1.102.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Third Density Special Zone No. 102 (R3 Sp. 102) except for the following uses:

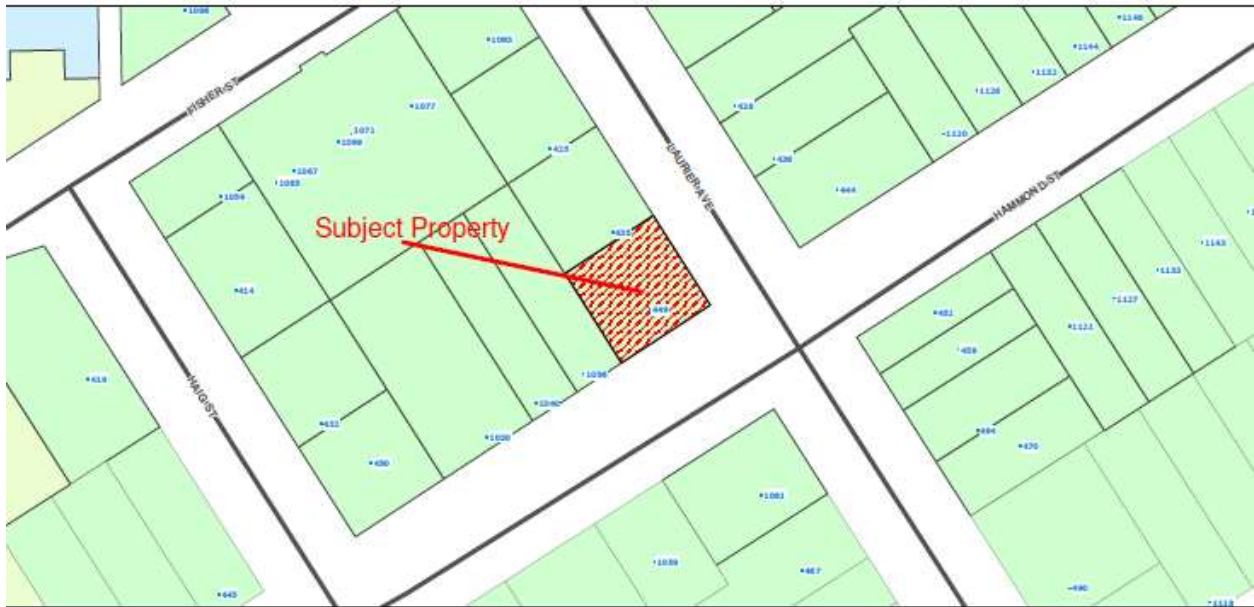
- Day Nursery;
- Single Detached Dwelling (minimum frontage of 13.7m)
- Duplex Dwelling
- Semi-Detached Dwelling
- Group Home Type 1
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-Profit Uses
- Institutional Uses

11.1.102.3 The regulations for this Residential Third Density Special Zone No. 102 (R3 Sp.102) are as follows:

- i) Increase the Maximum Lot Coverage permitted to the existing 70%;
- ii) Decrease the front yard setback from the required 6.0 metres to the existing 3.0 metres;
- iii) Decrease the northerly interior side yard setback from the required 1.8 metres to the existing 0.5 metres;
- iv) Decrease the rear yard setback from the required 7.6 metres to the existing 1.0 metres; and
- v) Permit a Day Nursery to locate and operate in this zone without being a secondary use to a main institutional or public use.

11.1.102.4 The use of land or building in this Residential Third Density Special Zone No. 102 (R3 Sp.102) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 102 (R3 Sp.102):





**11.1.103 Residential Multiple First Density Special Zone No. 103 (RM1 Sp. 103)**

11.1.103.1 The property description of this Residential Multiple First Density Special No. 103 (RM1 Sp. 103) zone is Concession C, Part Lot 17, PINs #49146-0205 and 49146-0206 along Trout Lake Road in the City of North Bay.

11.1.103.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special No. 103 (RM1 Sp. 103) except for the following uses:

- apartment dwellings;
- boarding, lodging and rooming house;
- Group Home Type 2;
- parks, playgrounds and associated non-profit uses;
- licenced day nurseries, churches, public schools other than trade schools;
- institutional uses;
- accessory home based business;
- accessory non-residential use under Table 5C of this by-law;
- and
- all other uses permitted in a standard Residential Multiple First Density (RM1) zone.

11.1.103.3 The regulations for this Residential Multiple First Density Special No. 103 (RM1 Sp. 103) are as follows:

- i) The easterly side yard setback shall not be less than 3.0 metres.

11.1.103.4 The use of land or building in this Residential Multiple First Density Special No. 103 (RM1 Sp. 103) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 103 (RM1 Sp. 103):



**11.1.104 Residential Multiple First Density Special No. 104 (RM1 Sp. 104) zone**

- 11.1.104.1 The property description of this Residential Multiple First Density Special No. 104 (RM1 Sp.104) zone is Registered Plan No. M-28, Part of Lot 29, PIN 49156-0605(LT) along High Street in the City of North Bay.
- 11.1.104.2 The regulations for this Residential Multiple First Density Special Zone No. 104 (RM1 Sp.104) are as follows:
- i) Minimum Lot Frontage shall be 19 metres;
  - ii) Maximum Gross Floor Area as a Percentage of Lot Coverage shall be 86%;
  - iii) Minimum Parking requirements shall be one (1) space per unit;
  - iv) Minimum Front Yard Setback shall be 4.7 metres;
  - v) Minimum Rear Yard Setback shall be 7.5 metres;
  - vi) Minimum Exterior Side Yard Setback shall be 4.9 metres;
  - vii) Minimum Interior Yard Setback shall be 1.6 metres;
  - viii) Minimum Separation between Play space and Main Building shall be 3.5 metres; and
  - ix) Minimum Landscaping Width for Side & Rear Lot Lines and Building Wall shall be 0 metres.
- 11.1.104.3 The use of land or building in this Residential Multiple First Density Special Zone No. 104 (RM1 Sp.104) zone shall conform to all other regulations of this by-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 104 (RM1 Sp. 104):



**11.1.105 Residential Fifth Density Special Zone No. 105 (R5 Sp. 105)**

11.1.105.1 The property description of this Residential Fifth Density Special Zone No. 105 (R5 Sp. 105) is Registered Plan Number 86, Lots 288-291 and Lots 318-321, PIN 49159-0030 (LT) in the former Township of Widdifield in the City of North Bay along 152 Greenwood Avenue in the City of North Bay.

11.1.105.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Fifth Density Special Zone No. 105 (R5 Sp. 105) except for the following uses:

- single detached dwelling;
- semi-detached dwelling;
- Group Home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

11.1.105.3 The regulations for this Residential Fifth Density Special Zone No. 105 (R5 Sp. 105) are as follows:

- i) Maximum Lot Coverage shall be 40%.

11.1.105.4 The use of land or building in this Residential Fifth Density Special Zone No. 105 (R5 Sp. 105) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Fifth Density Special Zone No. 105 (R5 Sp. 105):



**11.1.106 Residential Sixth Density Special Zone No.106 (R6 Sp.106)**

- 11.1.106.1 The property description of this Residential Sixth Density Special Zone No. 106 (R6 Sp.106) is Lots 258 and 259, Part of Lots 250 and 260, Part of Lane Plan 94, PIN No. 49158-0358 (LT) along Maplewood Avenue in the City of North Bay.
- 11.1.106.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No.106 (R6 Sp.106) except for the following uses:
- duplex dwelling;
  - semi-detached dwelling;
  - triplex;
  - Fourplex;
  - Group Home Type 1;
  - Group Home Type 2;
  - accessory home based businesses;
  - parks, playgrounds & non-profit uses;
  - day nurseries; and
  - institutional uses.
- 11.1.106.3 The regulations for this Residential Sixth Density Special Zone No.106 (R6 Sp.106) are as follows:
- i) The minimum rear yard setback shall be 4.9 metres.
- 11.1.106.4 The use of land or building in this Residential Sixth Density Special Zone No.106 (R6 Sp.106) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 106 (R6 Sp. 106):





**11.1.107 Residential Sixth Density Special Zone No. 107 (R6 Sp.107)**

- 11.1.107.1 The property description of this Residential Sixth Density Special Zone No. 107 (R6 Sp.107) is Lots 261, 262 and 263, Part of Lots 250, 251, 252, 253 and 260 and Part of Lane Plan 94, PIN No. 49158-0360 (LT) along Maplewood Avenue in the City of North Bay.
- 11.1.107.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 107 (R6 Sp.107) except for the following uses:
- duplex dwelling;
  - semi-detached dwelling;
  - triplex;
  - Fourplex;
  - Group Home Type 1;
  - Group Home Type 2;
  - accessory home based businesses;
  - parks, playgrounds & non-profit uses;
  - day nurseries;
  - institutional uses; and
  - additional dwelling unit within a semi-detached dwelling.
- 11.1.107.3 The regulations for this Residential Sixth Density Special Zone No. 107 (R6 Sp.107) are as follows:
- i) Minimum Rear Yard Setback shall be 0 metres
- 11.1.107.3 The use of land or building in this Residential Sixth Density Special Zone No. 107 (R6 Sp.107) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 107 (R6 Sp.107):



**11.1.108 Residential Multiple First Density Special Zone No. 108 (RM1 Sp. 108)**

11.1.108.1 The property description of this Residential Multiple First Density Special Zone No. 108 (RM1 Sp. 108) is East ½ of Lot 690, Plan 21, PIN No. 49164-0043 (LT) along Commercial Street in the City of North Bay.

11.1.108.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 108 (RM1 Sp. 108) except for the following uses:

- apartment dwellings;
- boarding, lodging and rooming house
- Group Home Type 2;
- parks, playgrounds and associated non-profit uses;
- licenced day nurseries, churches, public schools other than trade schools;
- institutional uses;
- accessory home based business; and
- accessory non-residential use under Table 5C of this By-law.

11.1.108.3 The regulations for this Residential Multiple First Density Special Zone No. 108 (RM1 Sp. 108) are as follows:

- i) The minimum parking required shall be 1 space per unit
- ii) The minimum lot frontage shall be 20.1 metres
- iii) The minimum front yard setback shall be 5.4 metres
- iv) The minimum interior side yard setback shall be 1 metre
- v) The minimum exterior side yard setback shall be 4.6 metres
- vi) The minimum rear yard setback shall be 0.4 metres
- vii) An apartment dwelling may exist without landscaping strips
- viii) An apartment dwelling may exist without play space

11.1.108.4 The use of land or building in this Residential Multiple First Density Special Zone No. 108 (RM1 Sp. 108) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 108 (RM1 Sp. 108):



**11.1.109 Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)**

11.1.109.1 The property description of this Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109) is Parcel 368 Widdifield & Ferris, Southerly 43 feet of Part of Lot 22, Plan M-28, PIN No. 49156-0593, Parcel 358 Widdifield & Ferris, Northerly 23 feet of Part Lot 22, Plan M-28, Widdifield E/S Douglas Street, PIN No. 49156-0594 and Parcel 3 Widdifield & Ferris, Lot 23, Plan 28, PIN No. 49156-0595 along Douglas Street in the City of North Bay.

11.1.109.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109) zone except for the following uses:

- Apartment Dwellings (to a maximum of 12 units);
- Boarding, Lodging and Rooming House;
- Group Home Type 2;
- Parks, Playgrounds and Associated Non-Profit Uses;
- Licenced Day Nurseries, Churches, Public Schools Other than Trade Schools;
- Institutional Uses;
- Accessory Home Based Business; and
- Accessory Non-Residential Use under Table 5C of this By-law.

11.1.109.3 The regulations for this Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109) zone are as follows:

- i) The minimum front yard setback shall be 7.2 metres
- ii) The enclosed entranceway shall be permitted to encroach in the front yard 4.6 metres from the main wall
- iii) The minimum northern side yard setback shall be 2.6 metres
- iv) The minimum rear yard setback shall be 6 metres;

11.1.109.4 The use of land or building in this Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109):



**11.1.110 Residential Sixth Density Special Zone No. 110 (R6 Sp. 110)**

- 11.1.110.1 The property description of this Residential Sixth Density Special Zone No. 110 (R6 Sp. 110) is Lot 138, Plan M-32 along Galt Street and Cedar Street in the City of North Bay.
- 11.1.110.2 No person shall use land, erect or construct any building or structure in this Residential Sixth Density Special Zone No. 110 (R6 Sp. 110) except for the following uses:
- Triplex dwelling.
- 11.1.110.3 The regulations for this Residential Sixth Density Special Zone No. 110 (R6 Sp. 110) are as follows:
- i) The minimum lot area per dwelling unit shall be 186m<sup>2</sup>.
  - ii) The minimum lot frontage shall be 15m.
  - iii) The minimum front yard setback shall be 3.7m.
  - iv) The minimum exterior side yard setback shall be 0.9m.
  - v) The minimum interior side yard setback shall be 1.8m.
  - vi) The minimum rear yard setback shall be 13.7m.
- 11.1.110.4 The use of land or buildings in this Residential Sixth Density Special Zone No. 110 (R6 Sp. 110) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 110 (R6 Sp. 110):





**11.1.111 Residential Mobile Home Park Special Zone No. 111 (R4 Sp. 111)**

11.1.111.1 The property description of this Residential Mobile Home Park Special Zone No. 111 (R4 Sp. 111) is Part Lot 37, Concessions 13 and 14 in the former Township of West Ferris.

11.1.111.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Mobile Home Park Special Zone No. 111 (R4 Sp. 111) except for the following uses

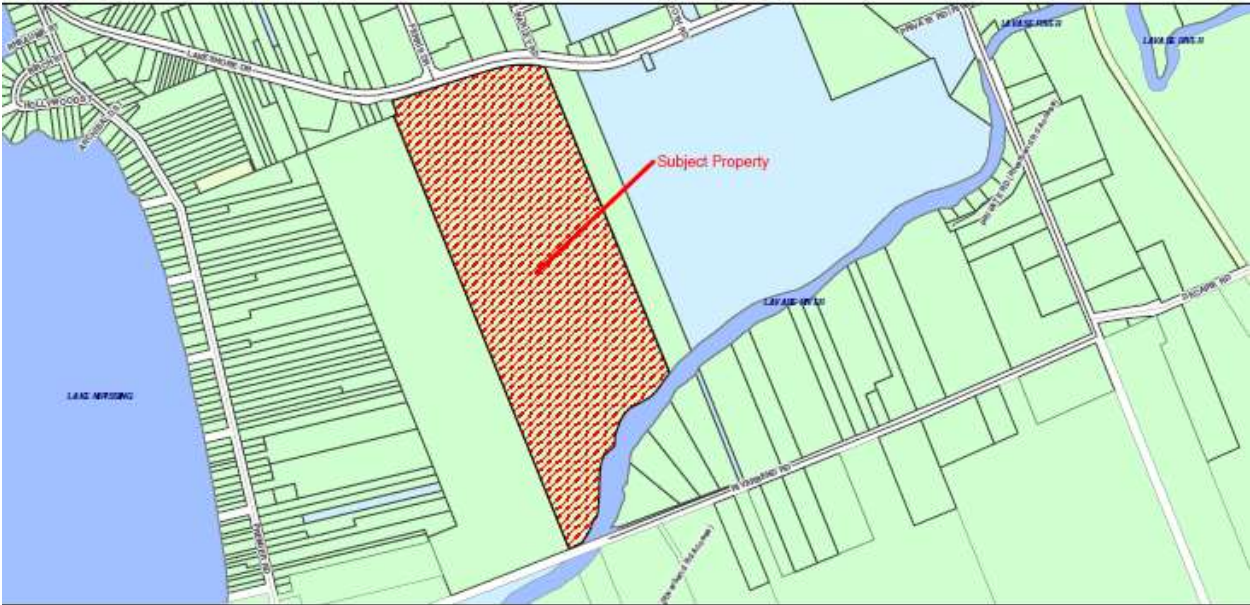
- Single wide and double wide mobile home dwellings.

11.1.111.3 Regulations for this Residential Mobile Home Park Special Zone No. 111 (R4 Sp. 111) are as follows:

- i) Minimum Front Yard Setback shall be 6m.
- ii) Minimum Rear Yard Setback shall be 4.5m, except in the case of a corner lot where the rear yard shall be not less than 3m.
- iii) Minimum Side Yard shall be:
  - a. 4.5m;
  - b. Where a side yard has no entry point to the mobile home unit, the side yard shall be a minimum of 1.5m; or
  - c. An exterior side yard shall be not less than 3m.

11.1.111.4 The use of land in this Residential Mobile Home Park Special Zone No. 111 (R4 Sp. 111) shall conform By-law, except as hereby expressly to all other regulations of this varied

Schedule to Residential Mobile Home Park Special Zone No. 111 (R4 Sp. 111):



**11.1.112 Residential Sixth Density Special Zone No. 112 (R6 Sp. 112)**

11.1.112.1 The property description of this Residential Sixth Density Special Zone No. 112 (R6 Sp. 112) is Registered Plan No. 21, Part of Lot 663 on Algonquin Avenue at Front Street in the City of North Bay.

11.1.112.2 No person shall use land, or use, erect, or construct any building or structure in this Residential Sixth Density Special Zone No. 112 (R6 Sp. 112) except for the following uses:

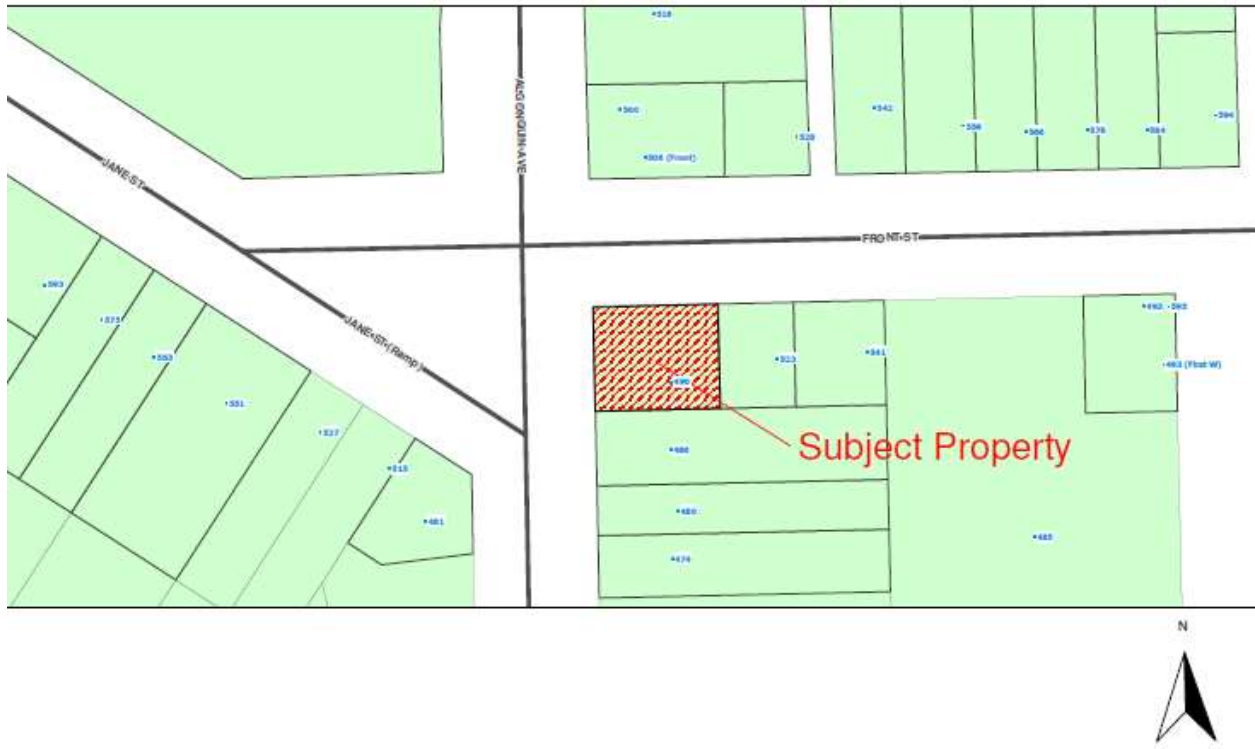
- Triplex
- Duplex
- Boarding or Rooming House or Group Home Type 1
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-Profit Uses
- Institutional Uses

11.1.112.3 The regulations for this Residential Sixth Density Special Zone No. 112 (R6 Sp. 112) are as follows:

- i) The minimum lot area required per dwelling unit in square metres is 113.8 sq.m. per unit.
- ii) The minimum lot frontage is 16.9 metres.
- iii) The minimum rear yard setback is 1.13 metres.
- iv) The minimum front yard setback is 4.18 metres.
- v) The minimum side yard setback is 0.42 metres.
- vi) The minimum number of required parking spaces per unit is 1 space per unit.

11.1.112.4 The use of land or building in this Residential Sixth Density Special Zone No. 112 (R6 Sp. 112) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 112 (R6 Sp. 112):



**11.1.113 Residential Sixth Density Special Zone No. 113 (R6 Sp. 113)**

- 11.1.113.1 The property description of this Residential Sixth Density Special Zone No. 113 (R6 Sp. 113) is: Plan 38, Lots 17 & 18, Reference Plan 36R-8027, Parts 1 & 2 and the West Sections of Parts 11 & 13 corresponding to Plan 38, Lots 17 & 18 – 891 Jet Avenue in the City of North Bay.
- 11.1.113.2 The regulations for this Residential Sixth Density Special Zone No. 113 (R6 Sp. 113) are as follows:
- i) The minimum lot frontage shall be 21 meters.
  - ii) The side yard setback (south side) shall be nil.
  - iii) The side yard setback (north side) shall be 9 meters.
  - iv) The rear yard setback shall be nil.
  - v) Apartment Landscaping and Apartment Play Space shall not be required.
- 11.1.113.3 The use of land or buildings in this Residential Sixth Density Special Zone No. 113 (R6 Sp. 113) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 113 (R6 Sp. 113):



**11.1.114 Residential Sixth Density Special Zone No. 114 (R6 Sp. 114)**

11.1.114.1 The property description of this "Residential Sixth Density Special Zone No. 114 (R6 Sp. 114)" is Parcel 8435 WF, Part Lot 18 Concession B Widdifield, Part 2 on Plan NR776, Except Part 1 on Plan 36R6773, Part 1 on Plan NR897, PIN No. 49133-0552 (LT), along Airport Road and Golf Club Road in the City of North Bay as shown on the attached Schedule.

11.1.114.2 The regulations for this "Residential Sixth Density Special Zone No. 114 (R6 Sp. 114)" are as follows:

i) Minimum front yard setback shall be 4.5 metres

11.1.114.3 The use of land or building in this "Residential Sixth Density Special Zone No. 114 (R6 Sp. 114)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 114 (R6 Sp. 114):





**11.1.115 Residential Sixth Density Special Zone No. 115 (R6 Sp.115)**

- 11.1.115.1 The property description of this "Residential Sixth Density Special Zone No. 115 (R6 Sp.115)" is Lot 456, 457, 458, 463 to 472, 483, 484 and 485, Plan 78 along Lavery Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-42";
- 11.1.115.2 The regulations for this "Residential Sixth Density Special Zone No. 115 (R6 Sp.115)" are as follows:
1. Section 4.8.1 regarding unobstructed parking spaces does not apply to the subject property.
- 11.1.115.3 The use of land or building in this "Residential Sixth Density Special Zone No. 115 (R6 Sp.115)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

**Schedule to Residential Sixth Density Special Zone No. 115 (R6 Sp.115)**



**11.1.116 Residential Fifth Density Special Zone No. 116 (R5 Sp.116)**

- 11.1.116.1 The property description of this "Residential Fifth Density Special Zone No. 116 (R5 Sp.116) is lots 256 to 277, Part Lot 278, Lots 287 to 289, Plan 78 along Lavery Street and Vimy Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-42";
- 11.1.116.2 The regulations for this "Residential Fifth Density Special Zone No. 116 (R5 Sp. 116)" zone are as follows:
1. Section 4.8.1 regarding unobstructed parking spaces does not apply to the subject property.
  2. Section 2.50 regarding site plan control does not apply to the subject property.
- 11.1.116.3 The use of land or building in this "Residential Fifth Density Special Zone No. 116 (R5 Sp.116)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Fifth Density Special Zone No. 116 (R5 Sp.116)



**11.1.117 Residential Sixth Density Special Zone No. 117 (R6 Sp. 117)**

- 11.1.117.1 The property description of this "Residential Sixth Density Special Zone No. 117 (R6 Sp. 117)" is Parcel 368 Widdifield & Ferris, Southerly 43 feet of Part of Lot 22, Plan M-28, PIN No. 49156-0593, Parcel 358 Widdifield & Ferris, Northerly 23 feet of Part Lot 22, Plan M-28, Widdifield E/S Douglas Street, PIN No. 49156-0594 and Parcel 3 Widdifield & Ferris, Lot 23, Plan 28, PIN No. 49156-0595 along Douglas Street in the City of North Bay as shown on the attached Schedule.
- 11.1.117.2 No person shall use land, or use, erect, or construct any building or structure in this "Residential Sixth Density Special Zone No. 117 (R6 Sp. 117)" except for the following uses:
- Apartment dwellings (to a maximum of 12 units);
  - Boarding, Lodging and Rooming House;
  - Group Home Type 2;
  - Parks, Playgrounds and Associated Non-Profit Uses;
  - Licenced Day Nurseries, Churches, Public Schools Other than Trade Schools;
  - Institutional Uses;
  - Accessory Home Based Businesses; and
  - Accessory Non-Residential use
- 11.1.117.2 The regulations for this "Residential Sixth Density Special Zone No. 117 (R6 Sp. 117)" are as follows:
- i) The minimum front yard setback shall be 7.2 metres;
  - ii) The enclosed entranceway shall be permitted to encroach in the front yard 4.6 metres from the main wall
  - iii) The minimum northern side yard setback shall be 2.6 metres; and
  - iv) The minimum rear yard setback shall be 6 metres
- 11.1.117.3 The use of land or building in this "Residential Sixth Density Special Zone No. 117 (R6 Sp. 117)" shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Residential Sixth Density Special Zone No. 117 (R6 Sp. 117):



**11.1.118 Residential Sixth Density Special Zone No. 118 (R6 Sp.118)**

- 11.1.118.1 The property description of this Residential Sixth Density Special Zone No. 118 (R6 Sp.118) is PIN: 49180-0155, Lot 7, Plan 16, West Ferris, s/t FE2336, NB121779, North Bay, District of Nipissing in the City of North Bay) along Lakeshore Drive in the City of North Bay as shown on the attached Schedule and on Schedule "B-83."
- 11.1.118.2 The regulations for this Residential Sixth Density Special Zone No. 118 (R6 Sp.118) are as follows:
- i) Minimum Interior Side Yard Setback abutting 1313 Lakeshore Drive and 1325 Lakeshore Drive of 15 metres
  - ii) Minimum landscaping buffer along interior side yard of 15 metres
- 11.1.118.3 The use of land or building in this Residential Sixth Density Special Zone No. 118 (R6 Sp.118) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 118 (R6 Sp.118):





**11.2.120 Residential Multiple First Density Special Zone No.120 (RM1 Sp.120)**

11.2.120.1 The property description of this Residential Multiple First Density Special Zone No.120 (RM1 Sp.120) is PIN: 49175-0407, Parcel 19171 Widdifield & Ferris, Part of Lot 99, Plan M203, West Ferris, Part of Lot 100, Plan M203, West Ferris, Part of Lot 113, Plan M203, West Ferris, Designated as Part 1 on Plan 36R11547, North Bay, District of Nipissing along Mowat Crescent in the City of North Bay as shown on the attached Schedule and on Schedule "B-80."

11.2.120.2 The regulations for this Residential Multiple First Density Special Zone No.120 (RM1 Sp.120) are as follows:

- i) Reduce the minimum lot frontage from 30 metres to 27.8 metres
- ii) Reduce the minimum interior side yard setback from 6 metres to 5 metres;
- iii) Reduce the minimum rear yard setback from 7 metres to 6.8 metres;
- iv) Reduce the Minimum Useable Open Space requirement from 50% to 48%; and
- v) Reduce the minimum landscaping buffer along the east face of the building and the exterior side yard from 1.5 metres to nil.

11.2.120.3 The use of land or building in this Residential Multiple First Density Special Zone No.120 (RM1 Sp.120) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple First Density Special Zone No.120 (RM1 Sp.120):



**11.2.121 Residential Sixth Density Special Zone No. 121 (R6 Sp.121)**

- 11.2.121.1 The property description of this Residential Sixth Density Special Zone No. 121 (R6 Sp.121) is PIN # 49174-0719, Part of Block A Plan M506 West Ferris Being Parts 6 - 12 Inclusive Plan 36R13839, S/T Easement Over Parts 6,8,9 & 12 Plan 36R13839 as in LT190997, S/T Easement over Part 6 PL 36R13839 as in LT190998; City of North Bay as shown on the attached Schedule and on Schedule "B-71."
- 11.2.121.2 The regulations for this Residential Sixth Density Special Zone No. 121 (R6 Sp.121) are as follows:
- i) Minimum Lot frontage of 20.8 metres
- 11.2.121.3 The use of land or building in this Residential Sixth Density Special Zone No. 121 (R6 Sp.121) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 121 (R6 Sp.121):



**11.2.122 Residential Third Density Special Zone No. 122 (R3 Sp. 122)**

- 11.2.122.1 The property description of this Residential Third Density Special Zone No. 122 (R3 Sp. 122) is PCL 11604 SEC NIP, LT 24 PL M28 Widdifield, North Bay, District of Nipissing along Douglas Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-43."
- 11.2.122.2 No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 122 (R3 Sp. 122)" except for the following uses:
- all uses permitted in the Residential Third Density (R3) zone
  - Accessory Apartment Unit
- 11.2.122.3 The regulations for this "Residential Third Density Special Zone No. 122 (R3 Sp. 122) are as follows:
- i) Minimum lot area per dwelling unit of 202 m<sup>2</sup>
  - ii) Minimum lot frontage of 10 m
- 11.2.122.3 The use of land or building in this Residential Third Density Special Zone No. 122 (R3 Sp. 122) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Third Density Special Zone No. 122 (R3 Sp. 122):



**11.1.123 Residential Sixth Density Special Zone No. 123 (R6 Sp. 123)**

- 11.1.123.1 The property description of this Residential Sixth Density Special Zone No. 123 (R6 Sp.123) is legally described to City of North Bay By-law No. 2017-12 along John Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-52."
- 11.1.123.2 The regulations for this Residential Sixth Density Special Zone No. 123 (R6 Sp. 123) are as follows:
- i) The maximum number of patients that may live and receive treatment at a Group Home Type 2 shall be 10.
- 11.1.123.3 The use of land or building in this Residential Sixth Density Special Zone No. 123 (R6 Sp.123) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 123 (R6 Sp. 123):





**11.1.124 Residential Sixth Density Special Zone No. 124 (R6 Sp. 124)**

- 11.1.124.1 The property description of this Residential Sixth Density Special Zone No. 124 (R6 Sp.124) is PIN: 49149-0244, PCL 1182 SEC WF; LT 844 PL M177 WIDDIFIELD; LT 845 PL M177 WIDDIFIELD EXCEPT LT49073; NORTH BAY; DISTRICT OF NIPISSING, PIN: 49149-0253 PCL 13946 SEC WF; LT 847 PL M177 WIDDIFIELD; NORTH BAY; DISTRICT OF NIPISSING along Dudley Avenue in the City of North Bay as shown on the attached Schedule and on Schedule "B-44."
- 11.1.124.2 The regulations for this Residential Sixth Density Special Zone No. 124 (R6 Sp.124) are as follows:
- i) Minimum Front Yard Setback of 0 metres;
  - ii) Minimum Rear Yard Setback of 2.88 metres; and
  - iii) Maximum Lot Coverage of 43.7%.
- 11.1.124.3 The use of land or building in this Residential Sixth Density Special Zone No. 124 (R6 Sp.124) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 124 (R6 Sp. 124):



**11.2.125 Residential Sixth Density Special Zone No. 125 (R6 Sp. 125)**

- 11.2.125.1 The property description of this "Residential Sixth Density Special Zone No. 125 (R6 Sp. 125)" is PIN: 49158-0179 (LT) LT 290 PL 94 Widdifield; PT LT 289 PL 94 Widdifield as in NB160187; North Bay; District of Nipissing, along Maplewood Avenue in the City of North Bay as shown on the attached Schedule and on Schedule "B-43."
- 11.2.125.2 No person shall use land, or use, erect, or construct any building or structure in this "Residential Sixth Density Special Zone No. 125 (R6 Sp. 125)" except for the following uses:
- Semi-detached dwelling;
  - Duplex dwelling;
  - Triplex dwelling;
  - Fourplex dwelling;
  - Cluster townhouse;
  - Stacked townhouse;
  - Group home type 1;
  - Group home type 2;
  - Accessory home based business;
  - Parks and playgrounds;
  - Day nursery; and
  - Institutional uses.
- 11.2.125.3 The regulations for this "Residential Sixth Density Special Zone No. 125 (R6 Sp. 125)" are as follows:
- i) The minimum lot area per unit shall be 153.07 metres square;
  - ii) The minimum lot frontage shall be 13.67 metres;
  - iii) The minimum westerly side yard setback shall be 1.112 metres.
- 11.2.125.3 The use of land or building in this "Residential Sixth Density Special Zone No. 125 (R6 Sp. 125)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 125 (R6 Sp. 125):



**11.1.126 Residential Sixth Density Special Zone No. 126 (R6 Sp.126)**

- 11.1.126.1 The property description of this Residential Sixth Density Special Zone No. 126 (R6 Sp.126) is PIN # 49156-0994, Part of Lot 448, Plan M28, Widdifield, McPhail Street, designated as Part 9 on Plan 36R-12845, City of North Bay, PIN # 49156-0995, Part Lot 448, Plan M28, Widdifield, McPhail Street, designated as Part 8 on Plan 36R-12845, City of North Bay, PIN # 49156-0979, Part Lot 447, Plan M28, Widdifield, Designated as Part 7 on Plan 36R12845, City of North Bay along McPhail Street in the City of North Bay as shown on the attached Schedule and Schedule "B-44."
- 11.1.126.2 The regulations for this Residential Sixth Density Special Zone No. 126 (R6 Sp.126) are as follows:
- i) The minimum frontage for a Group Home Type 2 shall be 19.5 metres
- 11.2.126.3 The use of land or building in this Residential Sixth Density Special Zone No. 126 (R6 Sp.126) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Sixth Density Special Zone No. 126 (R6 Sp.126):



**11.1.127 Residential Multiple Second Density Special Zone No. 127 (RM2 Sp. 127)**

- 11.1.127.1 The property description of this "Residential Multiple Second Density Special Zone No. 127 (RM2 Sp.127)" is PIN 49132-0322 (LT) PCL Block-3 SEC 36M290; PT BLK A PL M290 Widdifield; PT LT 19 CON B Widdifield PT 1, 2, 3, 4 & 5, NR189 Except PT A & B, NR 457; North Bay; District of Nipissing along McKeown Avenue as shown on the attached Schedule and on Schedule "B-44".
- 11.1.127.2 The regulations for this "Residential Multiple Second Density Special Zone No. 127 (RM2 Sp.127)" are as follows:
- i) Minimum Interior Side Yard Setback of 1.18 metres
- 11.1.127.3 The use of land or building in this "Residential Multiple Second Density Special Zone No. 127 (RM2 Sp.127)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Residential Multiple Second Density Special Zone No. 127 (RM Sp. 127):





## **11.2 Commercial Special Zones**

### **11.2.1 District Commercial Special Zone No. 1 (C4 Sp. 1)**

11.2.1.1 The property description of this District Commercial Special Zone No. 1 (C4 Sp.1) is Lots 1 and 2, Plan M-5, Algonquin Avenue.

11.2.1.2 The special requirements of this District Commercial Special Zone No. 1 (C4 Sp.1) are:

- i) The setback from the side lot line shall be a minimum of 4m.
- ii) Where a side lot line abuts a street, the setback from the said side lot line shall be a minimum of 6m.

11.2.1.3 The use of land in this District Commercial Special Zone No. 1 (C4 Sp. 1) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 1 (C4 Sp. 1):



## **11.2.2 Neighbourhood Commercial Special Zone No. 2 (C5 Sp.2)**

11.2.2.1 The property description of this Neighbourhood Commercial Special Zone No. 2 (C5 Sp. 2) is Parts 1 and 2, Plan NR-553 and Part of Parcel No. 2211 W&F.

11.2.2.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 2 (C5 Sp.2) except for the following uses:

- Banks
- Restaurants
- Retail establishments within an enclosed building
- Laundromat
- Barber shop
- Beauty salons
- Offices
- 10 dwelling units connected to and forming an integral part of the commercial building.

11.2.2.3 The regulations of this Neighbourhood Commercial Special Zone No. 2 (C5 Sp. 2) are as follows:

- i) 1 building not to exceed 2 storeys in height to be located on the property and forming part hereof shall be permitted.
- ii) 61 parking spaces to be located on the site.
- iii) A strip of land, 3.2m in perpendicular width shall be required as Open Space where the property abuts a Residential Zone.
- iv) Commercial uses shall be permitted only on the ground floor that is to be constructed.
- v) A residential use of not more than 10 dwelling units to be constructed shall be permitted.
- vi) That the building shall not be designed and constructed in such a way as to permit the entry of floor waters below the level of 198m, Canadian Geodetic Datum.

11.2.2.3 The use of land in this Neighbourhood Commercial Special Zone No. 2 (C5 Sp. 2) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 2 (C5 Sp. 2):



### **11.2.3 Arterial Commercial (Lakeshore Drive) Special Zone No. 3 (C6L Sp. 3)**

11.2.3.1 The property description of this Arterial Commercial (Lakeshore Drive) Special Zone No. 3 (C6L Sp. 3) is Lots 3 to 7 inclusive, Plan 92, Lakeshore Drive.

11.2.3.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Lakeshore Drive) Special Zone No. 3 (C6L Sp. 3) except for the following uses:

- Automobile Service Station and Public Garage
- Automobile sales, service and leasing establishments;
- Hotel and Motel
- Motor Vehicle Sales Outlet
- Public and Private Parking Area
- Restaurant
- Retail Uses connected to and forming an integral part of an accessory to any of the uses listed above
- Retail Lumber and Building
- Supplies Outlet
- Vegetable Market and Fruit
- Market
- Veterinarian Establishment and Animal Hospital
- Church, Club and Fraternal Organization

11.2.3.3 The regulations for this Arterial Commercial (Lakeshore Drive) Special Zone No. 3 (C6L Sp. 3) are as follows:

- i) Maximum lot coverage shall be 40 percent.
- ii) The setback from the front lot line shall be a minimum of 12m.
- iii) The setback from the side yard shall be a minimum of 4.5m on the northerly side yard and 2m on the southerly side yard.
- iv) The setback from the rear lot line shall be a minimum of 1.2m.
- v) Special regulations for an Automobile Service Station in this zone are as follows:
  - i) Minimum lot frontage shall be 45.7m.
  - ii) Minimum lot depth shall be 23.8m.
  - iii) No portion of any pump island on a service station shall be located closer than 3m from the street line of any street.
  - iv) No portion of any building or structure other than a pump island or canopy shall be located closer to the street than 12m.
  - v) The maximum width of a ramp at the street line shall be not more than 9m and the minimum width not less than 7.6m. The width of the ramp shall be 7.6m measured perpendicular to the centre line of the ramp.
  - vi) The minimum distance of a ramp to the intersection of

- two streets shall be 15m measured along the street line, and its projection to the intersection of such street line or its projection with another street line or its projection.
- vii) The minimum distance between ramps shall be not less than 10.5m.
  - viii) The minimum interior angle of a ramp to a street line shall be 70 degrees and the maximum interior angle of a ramp to the street line shall 90 degrees.
  - ix) The minimum distance from the intersection of any property line of the lot and the street line to the nearest ramp shall be 3m.
  - x) No storage of materials incidental to the operation of the Automobile Service Station shall be carried on outside a building that is not completely enclosed by adequate screening in the form of landscaping or fencing to a height of not less than 1.8m.

11.2.3.3 The use of land in this Arterial Commercial (Lakeshore Drive) Special Zone No. 3 (C6L Sp. 3) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 3 (C6L Sp. 3):



**11.2.4 Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 4 (C6L Sp. 4)**

11.2.4.1 The property description of this Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 4 (C6L Sp. 4) is Lot 4, Plan M-244, Gertrude Street West.

11.2.4.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Lakeshore Drive) Special Zone No. 4 (C6L Sp. 4) except for the following uses:

- Veterinarian Establishment and Animal Hospital
- Retail uses integral and accessory to the above uses
- Public and Private Parking Area

11.2.4.3 The regulations for this Arterial Commercial Special Zone No. 4 (C6L Sp. 4) are:

- i) The maximum lot coverage shall 20 percent.
- ii) The minimum front yard shall be 10.5m.
- iii) The minimum west sideyard shall be 1.8m.
- iv) The minimum east side yard shall be 3.6m.
- v) The minimum rear yard shall be 30m.

11.2.4.3 This Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 4 (C6L Sp. 4) is hereby designated as a Site Plan Control Area pursuant to section 35(a) of the Planning Act, as amended.

11.2.4.4 The use of land in this Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 4 (C6L Sp. 4) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 4 (C6L Sp. 4):



**11.2.5 Neighbourhood Commercial Special Zone No. 5 (C5 Sp. 5)**

11.2.5.1 The property description of this Neighbourhood Commercial Special Zone No. 5 (C5 Sp. 5) is Part of Lots 491 and 556, Plan 21 (Section 52 By-law No. 165-80).

11.2.5.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 5 (C5 Sp. 5) except for the following uses::

- Auto specialty service shop
- Truck storage facility
- Public and Private Parking Area

11.2.5.3 The regulations for this Neighbourhood Commercial Special Zone No. 5 (C5 Sp. 5) are as follows:

- i) 10 parking spaces shall be located on the site.
- ii) A minimum frontage of 18m shall be required.
- iii) A minimum lot depth 28.6m shall be required.
- iv) The front yard setback of that portion of the structure identified on the attached Site Plan as Section "A" shall be 11m.
- v) The front yard setback of that portion of the structure identified on the attached Site Plan as Section "B" shall be nil.
- vi) The front yard setback of that portion of the structure identified on the attached Site Plan as Section "C" shall be 0.3m.
- vii) The maximum lot coverage shall be 55 percent.
- viii) The minimum exterior side yard setback shall be 6m.
- ix) The minimum interior side yard setback shall be 0.3m.
- x) The minimum rear yard setback shall be 0.6m.
- xi) For the purpose of this Neighbourhood Commercial Special Zone No. 5 (C5 Sp. 5) a 1.5m landscaped strip abutting a residential zone shall be required.
- xii) In no case shall parking be located within 1m of the street line.

11.2.5.3 The use of land in this Neighbourhood Commercial Special Zone No. 5 (C5 Sp.5) shall conform to Section 52 of By-law No. 165-80) and all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 5 (C5 Sp.5)



**11.2.6 District Commercial Special Zone No. 6 (C4 Sp. 6)**

11.2.6.1 The property description of this District Commercial Special Zone No. 6 (C4 Sp. 6) is Lots 3 and 4, Plan M-176.

11.2.6.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 6 (C4 Sp.6) except for the following uses:

- Restaurants and Taverns
- Public and Private Parking Areas

11.2.6.3 The regulations for this District Commercial Special Zone No. 6 (C4 Sp. 6) are as follows:

- i) Maximum lot coverage shall be 40 percent.
- ii) The setback from the front lot line shall be a minimum of 7m.
- iii) The setback from the side lot line shall be a minimum of 0.6m.
- iv) Where a side lot line abuts a street, the setback from the said side lot line shall be a minimum of 4.8m.
- v) The setback from the rear lot line shall be a minimum of 1.2m.

11.2.6.3 Notwithstanding the requirement of Section 4 of this by-law, that parking spaces be provided on the same lot as the building on the lot, any parking spaces required for any building on Lot 3, Plan M-176 may be located on Lot 4, Plan M-176, provided the number of parking spaces required by Section 4 of this by-law is met.

11.2.6.4 The use of land in this District Commercial Special Zone No. 6 (C4 Sp. 6) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 6 (C4 Sp. 6):



**11.2.7 Tourist Commercial Special Zone No. 7 (C7 Sp. 7)**

11.2.7.1 The property description of this Tourist Commercial Special Zone No. 7 (C7 Sp. 7) is Lots 921-925 inclusive and Part of Lots 917-920 inclusive, Plan M-177 and Parcel 1331 W&F, Parcel 2227 W&F, and Parcel 15224 W&F.

11.2.7.2 No person shall use land, or use, erect, or construct any building or structure in this Tourist Commercial Special Zone No. 7 (C7 Sp. 7) except for the following uses:

- Automobile Service Station or Gas Bar
- Business Offices
- Financial Institutions
- Food Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels
- Professional Offices
- Restaurants and Taverns
- Service Establishments that are not obnoxious

11.2.7.3 The regulations for this Tourist Commercial Special Zone No. 7 (C7 Sp. 7) are as follows:

- i) Maximum lot coverage shall be 25 percent.
- ii) The setback from the front lot line shall be a minimum of 19.8m.
- iii) The setback from the side lot line shall be a minimum of 7.6m.
- iv) Where a side lot line abuts a street, the setback from the said side lot line shall be a minimum 21m.
- v) The setback from the rear lot line shall be a minimum of 6.7m.

11.2.7.3 The use of land in this Tourist Commercial Special Zone No. 7 (C7 Sp. 7) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Tourist Commercial Special Zone No. 7 (C7 Sp. 7):



**11.2.8 District Commercial Special Zone No. 8 (C4 Sp. 8)**

11.2.8.1 The property description of this District Commercial Special Zone No. 8 (C4 Sp. 8) is Lots 146 to 148 and 151 to 156 inclusive, Plan M-176, Parcel 3113 W&F and 14772 W&F.

11.2.8.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No.8 (C4 Sp. 8) except for the following uses:

- Automobile Service Station or Gas Bar
- Banks
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels, Motels
- Professional Offices
- Restaurants and Taverns
- Retail Stores
- Service Establishments that are not obnoxious

11.2.8.3 The regulations for this District Commercial Special Zone No. 8 (C4 Sp. 8) are as follows:

- i) Maximum lot coverage shall be 25 percent.
- ii) The setback from the front lot line shall be a minimum 15.4m.
- iii) The setback from the side lot line shall be a minimum of 4.5m.
- iv) The setback from the rear lot line shall be a minimum 7.6m.

11.2.8.3 The use of land in this District Commercial Special Zone No. 8 (C4 Sp. 8) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to District Commercial Special Zone No. 8 (C4 Sp. 8):



**11.2.9 District Commercial Special Zone No. 9 (C4 Sp. 9)**

11.2.9.1 The property description of this District Commercial Special Zone No. 9 (C4 Sp. 9) is Lot 14 and the south one-half of Lot 15, Plan M-177.

11.2.9.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 9 (C4 Sp. 9) except for the following uses:

- Repair Garage
- 1 dwelling for an essential workman or caretaker

11.2.9.3 The regulations for this District Commercial Special Zone No. 9 (C4 Sp. 9) are as follows:

- i) Maximum lot coverage shall be 25 percent.
- ii) The setback from the front lot line shall be nil.
- iii) The setback from the northerly side lot line for the residential use on the property shall be a minimum of 5.2m.
- iv) The setback from the southerly side lot line for the residential use on the shall be a minimum of 2.86m.
- v) The setback from the northerly side lot line for the commercial use on the property shall be a minimum of 0.78m.
- vi) The setback from the southerly side lot line for the commercial use on the property shall be a minimum of 1.99m.
- vii) The setback from the rear lot line shall be nil.

11.2.9.3 The use of land in this District Commercial Special Zone No. 9 (C4 Sp. 9) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 9 (C4 Sp. 9):



**11.2.10 District Commercial Special Zone No. 10 (C4 Sp. 10)**

11.2.10.1 The property description of this District Commercial Special Zone No. 10 (C4 Sp. 10) is Lots 118, 119 and 120, Plan M-176 in the City of North Bay.

11.2.10.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 10 (C4 Sp. 10) except for the following uses:

- Automobile Service Station or Gas Bar
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Store
- Public and Private Parking Areas
- Places of Entertainment
- Hotels
- Professional Offices
- Restaurants
- Retail Stores

11.2.10.3 The regulations for this District Commercial Special Zone No. 10 (C4 Sp. 10) are as follows:

- i) Maximum lot coverage shall be 30 percent.
- ii) The setback from the front lot line shall 6m.
- iii) The setback from the westerly side lot line shall be a minimum of 3.6m.
- iv) The setback from the easterly side lot line shall be a minimum of 7.6m.
- v) The setback from the rear yard lot line shall be a minimum of 3.6m.

11.2.10.3 The use of land or buildings in this District Commercial Special Zone No. 10 (C4 Sp. 10) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 10 (C4 Sp. 10):



**11.2.11 General Commercial Outer Core Special Zone No. 11 (C2 Sp. 11)**

11.2.11.1 The property description of this General Commercial Outer Core Special Zone No. 11 (C2 Sp. 11) is Lot 27 and Part of Lot 26, Plan 10 along Main Street, Sherbrooke Street and Oak Street, in the City of North Bay.

11.2.11.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 11 (C2 Sp. 11) except for the following uses:

- Animal Hospitals
- Automobile Service Stations
- Banks
- Business Offices
- Bus Station
- Financial Institutions
- Food Stores
- Funeral Homes
- Hotels, Motels
- Local Retail Stores
- Open Air Markets
- Places of Entertainment
- Professional Offices
- Public and Private Parks
- Public and Private Parking Areas
- Repair Garage (Body Shop)
- Restaurants and Taverns
- Retail Stores
- Service Establishments that are not obnoxious
- Wholesale Uses
- 21 dwelling units connected to and forming an integral part of the commercial building, provided that they do not 425 percent of the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building and the dwelling units are located above and or at the rear of the business premises
- Clubs and Fraternal Organizations
- Places of Worship
- Public and Private Hospitals
- Institutional Uses

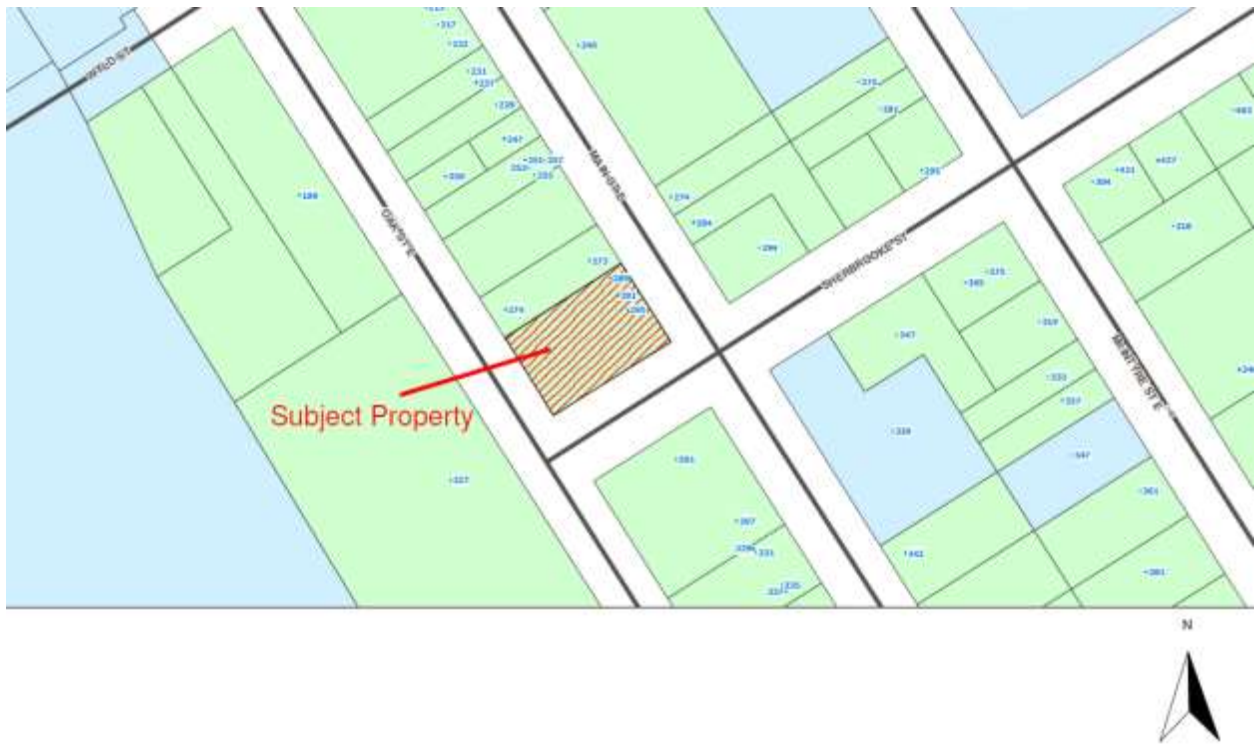
11.2.11.3 The regulations for this General Commercial Outer Core Special Zone No.11 (C2 Sp. 11) are as follows:

- i) Maximum lot coverage shall be 75 percent.
- ii) The setback from the front lot line shall be nil.
- iii) The setback from the side lot line shall be nil.
- iv) The setback from the rear yard lot line shall be nil.

v) The minimum number of off-street parking spaces shall be 20.

11.2.11.4 The use of land or buildings in this General Commercial Outer Core Special Zone No. 11 (C2 Sp. 11) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Commercial Outer Core Special Zone No. 11 (C2 Sp. 11):





**11.2.12 District Commercial Special Zone No. 12 (C4 Sp. 12)**

11.2.12.1 The property description of this District Commercial Special Zone No. 12 (C4 Sp. 12) is Parts 6, 7, 19, 21, 33, 36, 54, 57, 58, 61, 65, 66, 89, 91 and 93 of Plan 36R-5102 along Barker Street in the City of North Bay.

11.2.12.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 12 (C4 Sp. 12) except for the following uses:

- Automobile Service Station or Gas Bar
- Banks
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels, Motels
- Professional Offices
- Restaurants and Taverns
- Retail Stores
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building
- Club and Fraternal Organizations

11.2.12.2 The regulations for this District Commercial Special Zone No. 12 (C4 Sp. 12) are as follows:

- i) Maximum lot coverage shall be 25 percent.
- ii) The setback from the front lot line shall be 17m.
- iii) The setback from the easterly side lot line shall be a minimum of 6m
- iv) The setback from the westerly side lot line shall be a minimum of 7.6m.
- v) The setback from the rear yard lot line shall be a minimum of 10.5m.

11.2.12.3 The use of land or buildings in this District Commercial Special Zone No. 12 (C4 Sp. 12) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 12 (C4 Sp. 12):



**11.2.13 General Commercial Outer Core Special Zone No. 13 (C2 Sp. 13)**

11.2.13.1 The property description of this General Commercial Outer Core Special Zone No. 13 (C2 Sp. 13) is Lots 451, 452, 519 and 520, Plan No. 21 along First Avenue in the City of North Bay.

11.2.13.2 The Permitted Uses in this General Commercial Outer Core Special Zone No. 13 (C2 Sp. 13) are as follows:

- Clubs and Fraternal Organizations
- Private Parking Areas

11.2.13.3 The regulations for this General Commercial Outer Core Special Zone No. 13 (C2 Sp. 13) are as follows:

- i) The maximum lot coverage shall be 75 percent.
- ii) The minimum setback from the front lot line shall be nil.
- iii) The minimum setback from the side lot line shall be 4.5m.
- iv) The minimum setback from the rear lot line shall be 10.5m.
- v) The maximum floor space index shall be 3 for the commercial portion of the building.

11.2.13.3 The use of land or buildings in this General Commercial Outer Core Special Zone No. 13 (C2 Sp. 13) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Commercial Outer Core Special Zone No. 13 (C2 Sp. 13):



**11.2.14 Neighbourhood Commercial Special Zone No. 14 (C5 Sp. 14)**

- 11.2.14.1 The property description of this Neighbourhood Commercial Special Zone No. 14 (C5 Sp. 14) is Parcel 1136 W&F in the City of North Bay.
- 11.2.14.2 The Permitted Uses in this Neighbourhood Commercial Special Zone No. 14 (C5 Sp. 14) are as follows:
- Garden Centre
  - Single detached dwelling for essential workman or caretaker
- 11.2.14.2 The regulations for this Neighbourhood Commercial Special Zone No. 14 (C5 Sp. 14) are as follows:
- i) Maximum lot coverage shall be 25 percent.
  - ii) The setback from the front lot line shall be a minimum of 9m.
  - iii) The setback from the easterly side lot line shall be a minimum of 10m.
  - iv) The setback from the westerly side lot line shall be a minimum of 4.5m.
  - v) The setback from the rear yard lot line shall be a minimum of 10.5m.
- 11.2.14.3 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 14 (C5 Sp. 14) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 14 (C5 Sp. 14):



**11.2.15 District Commercial Special Zone No. 15 (C4 Sp. 15)**

11.2.15.1 The property description of this District Commercial Special Zone No. 15 (C4 Sp. 15) is Parcel 5822 W&F along Algonquin Avenue in the City of North Bay.

11.2.15.2 No person shall use land or erect or construct any building or structure in this District Commercial Special Zone No. 15 (C4 Sp. 15) except for the following uses:

- Automobile Service Station or Gas Bar
- Banks
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels, Motels
- Professional Offices
- Restaurants and Taverns
- Retail Stores
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building
- Clubs and Fraternal Organizations

11.2.15.3 The regulations for this District Commercial Special Zone No. 15 (C4 Sp. 15) are as follows:

- i) Maximum lot coverage shall be 50%.
- ii) The setback from the front lot line shall be 13.9m.
- iii) The setback from the southerly side lot line shall be a minimum of 6m.
- iv) The setback from the northerly side lot line shall be a minimum of 1.1m.
- v) The setback from the rear yard lot line shall be a minimum of 10.5m.
- vi) The minimum number of parking spaces for the Residential portion of the building shall be 15.
- vii) The minimum number of parking spaces for the Commercial portion of the building shall be 8.

11.2.15.4 The use of land or buildings in this District Commercial Special Zone No. 15 (C4 Sp. 15) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 15 (C4 Sp. 15):





**11.2.16 Arterial Commercial (Lakeshore Drive) Special Zone No. 16 (C6L Sp. 16)**

11.2.16.1 The property description of this Arterial Commercial (Lakeshore Drive) Special Zone No. 16 (C6L Sp. 16) is Lots 14 to 17, Plan No. 82 along Lakeshore Drive in the City of North Bay.

11.2.16.2 No person shall use land or erect or construct any building or structure in this Arterial Commercial (Lakeshore Drive) Special Zone No. 16 (C6L Sp. 16) except for the following uses:

- Animal Hospitals
- Automobile Sales Showrooms
- Automobile Service Establishments including Car Wash Establishments
- Automobile Service Stations or Gas Bars
- Automobile sales, service and leasing establishments;
- Clubs and Fraternal Organizations
- Hotels, Motels, Restaurants and Taverns
- Industrial Equipment Sales and Service
- Places of Entertainment
- Places of Worship
- Public or Private Garages
- Recreational Vehicle Sales and Services
- Retail Lumber and Building Supplies
- Service Establishments that are not obnoxious
- Vegetable or Fruit Market.

11.2.16.3 The regulations for this Arterial Commercial (Lakeshore Drive) Special Zone No 16 (C6L Sp. 16) are as follows:

- i) Maximum lot coverage shall be 40%.
- ii) The setback from the front lot line shall be 4.5m.
- iii) The setback from the side lot line shall be a minimum of 4.5m.
- iv) The setback from the rear yard lot line shall be a minimum of 3m.
- v) The minimum number of parking spaces shall be 14.

11.2.16.4 The use of land or buildings in this Arterial Commercial (Lakeshore Drive) Special Zone No. 16 (C6L Sp. 16) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 16 (C6L Sp. 16):



**11.2.17 District Commercial Special Zone No. 17 (C4 Sp. 17)**

11.2.17.1 The property description of this District Commercial Special Zone No. 17 (C4 Sp. 17) is Part of Block "B", Plan M-528 along McKeown Avenue and McNamara Street in the City of North Bay.

11.2.17.2 No person shall use land or erect or construct any building or structure in this District Commercial Special Zone No. 17 (C4 Sp. 17) except for the following uses:

- Convenience Stores
- Dry Cleaning Depots
- Local Retail Stores
- Gas Bars
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use, and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.

11.2.17.3 The regulations for this District Commercial Special Zone No. 17 (C4 Sp. 17) as follows:

- i) Maximum lot coverage shall be 25%.
- ii) The setback from the front lot line shall be a minimum of 12m.
- iii) The setback from the westerly side lot line shall be a minimum of 4.5m.
- iv) The setback from the easterly side lot line shall be a minimum of 3m.
- v) Where the building contains residential accommodation above the commercial area and the windows of habitable rooms face the side lot line, the nearest main wall of the residential portion of the building shall be not less than 6 metres from the side lot line.
- vi) The setback from the rear lot line shall be a minimum of 10.5m
- vii) No portion of any pump island shall be located closer than 4.5m to the lot line along any street.
- viii) The minimum parking requirement shall be 1 space for every 18.6m<sup>2</sup> of commercial floor space, and 1.25 spaces for every dwelling unit contained in the building.

11.2.17.4 The use of land or buildings in this District Commercial Special Zone No. 17 (C4 Sp. 17) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 17 (C4 Sp. 17):



**11.2.18 District Commercial Special Zone No. 18 (C4 Sp. 18)**

11.2.18.1 The property description of this District Commercial Special Zone No. 18 (C4 Sp. 18) is Lots 3 to 7 inclusive, Plan No. 94 along Algonquin Avenue in the City of North Bay.

11.2.18.2 No person shall use land or erect or construct any building or structure in this District Commercial Special Zone No. 18 (C4 Sp. 18) except for the following uses:

- Places of Entertainment
- Hotels, Motels
- Professional Offices
- Restaurants
- Retail Stores
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building
- Clubs and Fraternal organizations

11.2.18.3 The regulations for this District Commercial Special Zone No. 18 (C4 Sp. 18) are as follows:

- i) Maximum lot coverage shall be 25%.
- ii) The setback from the front line shall be 12m.
- iii) The setback from the westerly side lot line shall be a minimum of 5m.
- iv) The setback from the easterly side lot line shall be a minimum of 9.5m
- v) The setback from the rear yard lot line shall be a minimum of 23m.

11.2.18.4 The use of land or buildings in this District Commercial Special Zone No. 18 (C4 Sp. 18) zone shall conform to all other regulations of this by-law except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 18 (C4 Sp. 18):



**11.2.19 District Commercial Special Zone No. 19 (C4 Sp. 19)**

11.2.19.1 The property description of this District Commercial Special Zone No. 19 (C4 Sp. 19) is Part of Part 1, Plan 36R-5434 along Airport Road and Stockdale Road in the City of North Bay.

11.2.19.2 No person shall use land or erect or construct any building or structure in this District Commercial Special Zone No. 19 (C4 Sp. 19) except for the following uses:

- Automobile Service Station or Gas Bar
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels, Motels
- Professional Offices
- Restaurants and Taverns
- Retail Stores
- Service Establishments that are not obnoxious
- Dwelling units
- Clubs and Fraternal Organizations.

11.2.19.3 The regulations for this District Commercial Special Zone No. 19 (C4 Sp. 19) are as follows:

- i) The maximum lot coverage shall be 25%.
- ii) The maximum gross floor area expressed as a percent of lot area shall be 100%.
- iii) The minimum setback from the westerly rear lot line shall be 10.5m.
- iv) The minimum setback from the easterly front lot line shall be 9.4m.
- v) The minimum setback from the southerly side lot line shall be 9.4m.
- vi) The minimum setback from the northerly side lot line shall be 23.1m.

11.2.19.4 The use of land or buildings in this District Commercial Special Zone No. 19 (C4 Sp. 19) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 19 (C4 Sp. 19):





**11.2.20 Arterial Commercial Special Zone No. 20 (C6 Sp. 20)**

11.2.20.1 The property description of this Arterial Commercial Special Zone No. 20 (C6 Sp. 20) is Parcel 555 W&F and Parts 1 and 2, 36R-2568 on the corner of Lakeshore Drive and Sunset Boulevard in the City of North Bay.

11.2.20.2 No person shall use land or erect or construct any building or structure in this Arterial Commercial Special Zone No. 20 (C6 Sp. 20) except for the following uses:

- Automobile Services and Gas Bars
- Camps, Tourist Cabins and Housekeeping Cottages
- Hotels,
- Restaurants
- Local Retail Stores
- Marinas
- Places of Entertainment
- Places of Recreation
- Places of Worship
- Public and Private Parks
- Seasonal Tent and Trailer Parks
- Accessory Retail Establishments to the above uses
- Accessory Residential Units to the above uses.

11.2.20.3 The regulations for this Arterial Commercial Special Zone No. 20 (C6 Sp. 20) are as follows:

- i) Maximum lot coverage is 35%
- ii) The setback from the front line shall be a minimum of 10.7m.
- iii) The side yard setback shall be a minimum of 0.15m.
- iv) The setback from the rear lot line shall be a minimum of 27m.

11.2.20.4 The use of land or buildings in this Arterial Commercial Special Zone No. 20 (C6 Sp. 20) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial Special Zone No. 20 (C6 Sp. 20):



**11.2.21 Arterial Commercial (Fisher Street) Special Zone No. 21 (C6F Sp. 21)**

11.2.21.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 21 (C6F Sp. 21) is Lot 37, Plan No. 76 along Fisher Street in the City of North Bay.

11.2.21.2 No person shall use land, erect, or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 21 (C6F Sp. 21) except for the following uses:

- Light Industrial equipment sales, service and office uses.

11.2.21.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 21 (C6F Sp. 21) are as follows:

- i) The maximum lot coverage shall be 45%.
- ii) The minimum front yard setback shall be 4.5m.
- iii) The minimum westerly side yard setback shall be 3m.
- iv) The minimum easterly side yard setback shall be nil.
- v) The minimum rear yard setback shall be 11.3m.

11.2.21.4 The use of land or buildings in this Arterial Commercial (Fisher Street) Special Zone No. 21 (C6F Sp. 21) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Arterial Commercial (Fisher Street) Special Zone No. 21 (C6F Sp. 21):



**11.2.22 Tourist Commercial Special Zone No. 22 (C7 Sp. 22)**

11.2.22.1 The property description of this Tourist Commercial Special Zone No. 22 (C7 Sp. 22) is Lots 1113 and 1114, Plan M-177 and part of Hazel Avenue along O'Brien Street in the City of North Bay.

11.2.22.2 No person shall use land, erect, or construct any building or structure in this Tourist Commercial Special Zone No. 22 (C7 Sp. 22) except for the following uses:

- Portrait Studio
- Dwelling Unit for the Owner/Operator.

11.2.22.3 The regulations for this " Tourist Commercial Special Zone No. 22 (C7 Sp. 22) are as follows:

- i) The maximum lot coverage shall be 36%.
- ii) The minimum front yard setback shall be 8.3m.
- iii) The minimum northerly side yard setback shall be 5.9m.
- iv) The minimum southerly side yard setback shall be 9.3m.
- v) The minimum rear yard setback shall be 9.7m.

11.2.22.4 The use of land or buildings in this Tourist Commercial Special Zone No. 22 (C7 Sp. 22) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Tourist Commercial Special Zone No. 22 (C7 Sp. 22):



### **11.2.23 Neighbourhood Commercial Special Zone No. 23 (C5 Sp. 23)**

11.2.23.1 The property description of this Neighbourhood Commercial Special Zone No. 23 (C5 Sp. 23) is Lots 18 to 32 inclusive, Plan M-85 and the unopened portion of the Lindsay Street road allowance along Johnston Road in the City of North Bay.

11.2.23.2 No person shall use land, erect or construct any building or structure in this Neighbourhood Commercial Special Zone No. 23 (C5 Sp. 23) except for the following uses:

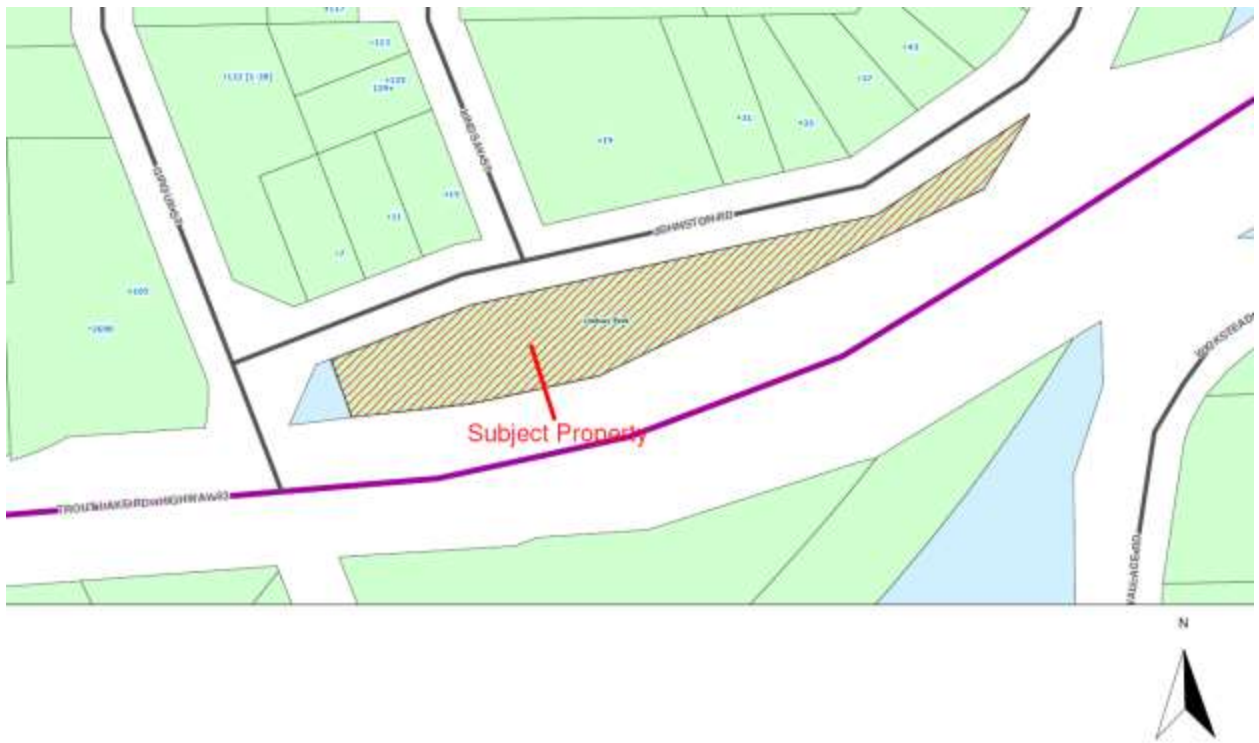
- Day Nursery
- Dry Cleaning Depots
- Local Retail Stores
- Personal Service Establishments
- Professional and Business Offices
- Restaurants
- Satellite Postal Outlet
- Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use, and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of the business premises.
- All other uses permitted in a standard Neighbourhood Commercial (C5) Zone.

11.2.23.3 The regulations for this Neighbourhood Commercial Special Zone No. 23 (C5 Sp. 23) are as follows:

- i) The maximum lot coverage shall be 23%.
- ii) The minimum front yard setback from Giroux Street shall be 55.7m.
- iii) The minimum side yard setback shall be 15m.
- iv) The minimum side yard setback shall be 3m.
- v) The minimum rear yard setback shall be 32m.

11.2.23.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 23 (C5 Sp. 23) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 23 (C5 Sp. 23)





**11.2.24 General Commercial Outer Core Special Zone No. 24 (C2 Sp. 24)**

11.2.24.1 The property description of this General Commercial Outer Core Special Zone No. 24 (C2 Sp. 24) is: Plan No. 62, Lot 364 along Cassells Street in the City of North Bay.

11.2.24.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 24 (C2 Sp. 24), except for the following uses:

- Retail and service commercial uses
- Public or private parking areas
- Dwelling units located on the ground floor or above.

11.2.24.3 The regulations for this General Commercial Outer Core Special Zone No. 24 (C2 Sp. 24) are as follows:

- i) The maximum lot coverage not to exceed 48% of the total lot area.
- ii) The minimum lot frontage shall be 12.4m.
- iii) The minimum front yard setback shall be nil.
- iv) The minimum westerly side yard setback shall be 0.8m.
- v) The minimum easterly side yard setback shall be 1.8m.
- vi) The minimum rear yard setback shall be 10.7m.

11.2.24.4 The use of land or buildings in this General Commercial Outer Core Special Zone No. 24 (C2 Sp. 24) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Commercial Outer Core Special Zone No. 24 (C2 Sp. 24):



**11.2.25 Arterial Commercial (Fisher Street) Special Zone No. 25 (C6F Sp. 25)**

11.2.25.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 25 (C6F Sp. 25) is Lots 15 to 18 and Part Lot 34, Plan 56 along Fisher Street in the City of North Bay.

11.2.25.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 25 (C6F Sp. 25), except for the following uses:

- Food store;
- Ancillary uses to a food store;
- A store selling paint and wallpaper;
- Ancillary uses to a store selling paint and wallpaper.

11.2.25.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 25 (C6F Sp. 25) are as follows:

- i) The maximum lot coverage not to exceed 25% of the total lot area.
- ii) The minimum lot frontage shall be 80.4m.
- iii) The minimum front yard setback shall be 3m.
- iv) The minimum easterly side yard setback shall be nil.
- v) The minimum westerly side yard setback shall be 60m.
- vi) The minimum rear yard setback shall be 3m.

11.2.25.4 The use of land or buildings in this Arterial Commercial (Fisher Street) Special Zone No. 25 (C6F Sp. 25) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Fisher Street) Special Zone No. 25 (C6F Sp. 25):



**11.2.26 District Commercial Special Zone No. 26 (C4 Sp. 26)**

11.2.26.1 The property description of this District Commercial Special Zone No. 26 (C4 Sp. 26) is Part of Blocks 96, 97, 98 and 103, all of Block 99, Plan M-517, Part of Part 5, RP 36R-7572 along McKeown Avenue in the City of North Bay.

11.2.26.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 26 (C4 Sp. 26) except for the following uses:

- Automobile Service Station or Gas Bar
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels
- Professional Offices
- Restaurants
- Retail Stores
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor
- Club and Fraternal Organizations.

11.2.26.3 The special regulation for this District Commercial Special Zone No. 26 (C4 Sp. 26) is as follows:

- i) The minimum front yard setback shall be 4.5m.

11.2.26.4 The use of land or buildings in this District Commercial Special Zone No. 26 (C4 Sp. 26) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 26 (C4 Sp. 26):



**11.2.27 Neighbourhood Commercial Special Zone No. 27 (C5 Sp. 27)**

11.2.27.1 The property description of this Neighbourhood Commercial Special Zone No. 27 (C5 Sp. 27) is Lots 167, 168 and 259, Plan M-203 along Lakeshore Drive in the City of North Bay.

11.2.27.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 27 (C5 Sp. 27), except for the following uses:

- Convenience Stores
- Dry Cleaning Depots
- Local Retail Stores
- Service Establishments that are not obnoxious
- Dwelling units connected to and forming an integral part of the commercial building, provided that they do not exceed the floor area of the commercial portion of the use, and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.

11.2.27.3 The regulations for this Neighbourhood Commercial Special Zone No. 27 (C5 Sp. 27) are as follows:

- i) The maximum lot coverage not to exceed 30% of the total lot area.
- ii) The minimum southerly side yard setback shall be 4.5m.
- iii) The minimum rear yard setback shall be 4.5m.

11.2.27.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 27 (C5 Sp. 27) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 27 (C5 Sp. 27):





**11.2.28 Arterial Commercial (Lakeshore Drive) Special Zone No. 28 (C6L Sp. 28)**

11.2.28.1 The property description of this Arterial Commercial (Lakeshore Drive) Special Zone No. 28 (C6L Sp. 28) is Plan M210, Lots 19 to 29, 36R-9687, Parts 1 to 4 and a closed portion of Corbett Street Road Allowance, Parcel 3097 and 3605 W/F along Lakeshore Drive in the City of North Bay.

11.2.28.2 No person shall use land, or use, erect or construct any building or structure in this Arterial Commercial (Lakeshore Drive) Special Zone No. 28 (C6L Sp. 28), except for the following uses:

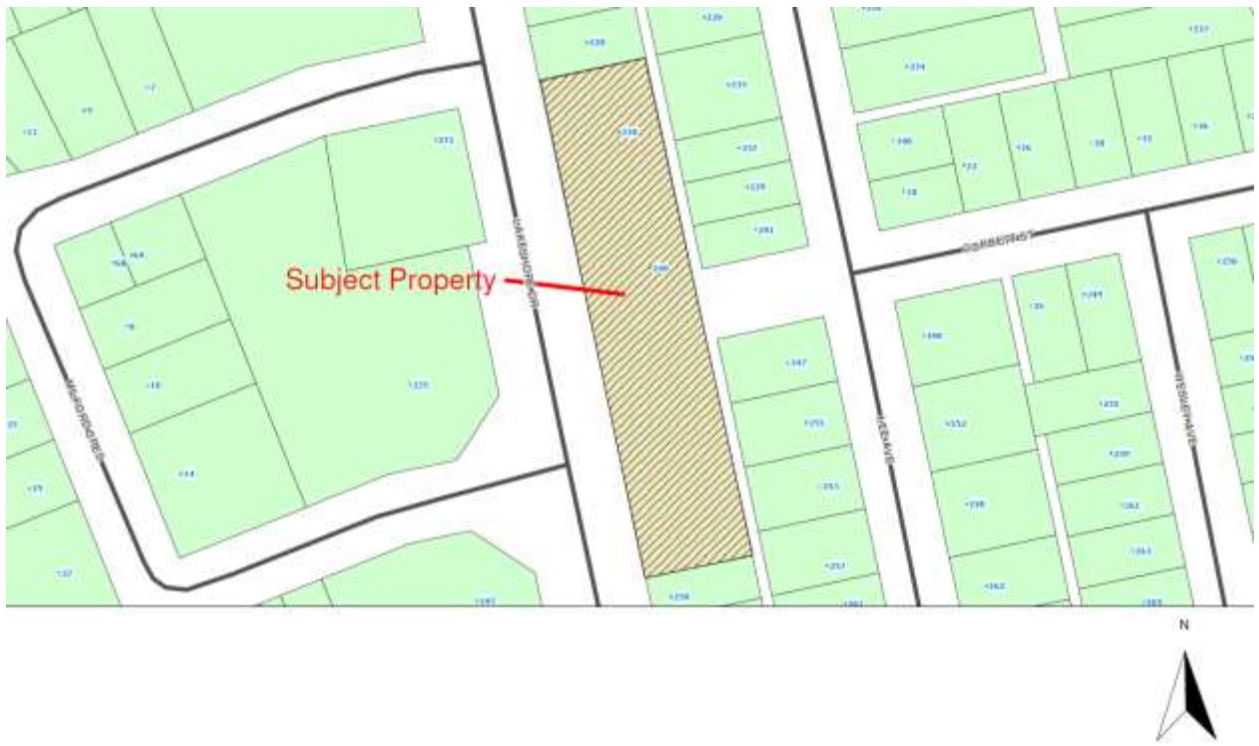
- Animal hospitals;
- Automobile sales showrooms;
- Automobile service establishments, including car wash establishments;
- Automobile service stations and gas bars;
- Automobile sales, service and leasing establishments;
- Clubs and fraternal organizations;
- Hotels;
- Restaurants;
- Industrial equipment sales and service;
- New and/or used car lots;
- Places of entertainment;
- Places of worship;
- Public or private garages;
- Recreational vehicle sales and service;
- Retail lumber and building supplies;
- Service establishments that are not obnoxious;
- Vegetable or fruit market.

11.2.28.3 The regulations for this Arterial Commercial (Lakeshore Drive) Special Zone No. 28 (C6L Sp. 28) are as follows:

- i) The minimum front yard setback shall be 7.6m.
- ii) The minimum rear yard setback shall be 3m.

11.2.28.4 The use of land or buildings in this Arterial Commercial (Lakeshore Drive) Special Zone No. 28 (C6L Sp. 28) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 28 (C6L Sp. 28):



**11.2.29 Neighbourhood Commercial Special Zone No. 29 (C5 Sp. 29)**

- 11.2.29.1 The property description of this Neighbourhood Commercial Special Zone No. 29 (C5 Sp. 29) is Parts 1 to 6, Plan 36R-3993 along John Street in the City of North Bay.
- 11.2.29.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 29 (C5 Sp. 29) except for the following uses:
- Warehouse Uses
  - Wholesale Uses
  - Accessory Commercial Uses to the Main Wholesale and Warehouse Uses
  - Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.
- 11.2.29.3 The regulations for this Neighbourhood Commercial Special Zone No. 29 (C5 Sp. 29) are as follows:
- i) The maximum lot coverage not to exceed 31% of the total lot area.
  - ii) The minimum front yard setback shall be 1m.
  - iii) The minimum easterly side yard setback shall be 0.3m.
- 11.2.29.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 29 (C5 Sp. 29) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 29 (C5 Sp. 29):



**11.2.30 District Commercial Special Zone No. 30 (C4 Sp. 30)**

11.2.30.1 The property description of this District Commercial Special Zone No. 30 (C4 Sp. 30) is Instrument No. 61834 being Part of Lot 21, Concession "C" along Champlain Street in the City of North Bay.

11.2.30.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 30 (C4 Sp. 30), except for the following uses:

- Automobile Service Station or Gas Bar
- Business Offices
- Financial Institutions
- Food Stores
- Local Retail Stores
- Public and Private Parking Areas
- Places of Entertainment
- Hotels
- Professional Offices
- Restaurants and Taverns
- Retail Stores
- Service Establishments that are not Obnoxious
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor
- Club and fraternal organizations

11.2.30.3 The regulations for this District Commercial Special Zone No. 30 (C4 Sp. 30) are as follows:

- i) The minimum front yard setback shall be 6.4m.
- ii) The minimum rear yard setback shall be 6.4m.

11.2.30.4 The use of land or buildings in this District Commercial Special Zone No. 30 (C4 Sp. 30) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 30 (C4 Sp. 30):



**11.2.31 District Commercial Special Zone No. 31 (C4 Sp. 31)**

11.2.31.1 The property description of this District Commercial Special Zone No. 31 (C4 Sp. 31) is Part 1, Plan NR-1705 along Champlain Street in the City of North Bay.

11.2.31.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 31 (C4 Sp. 31), except for the following uses:

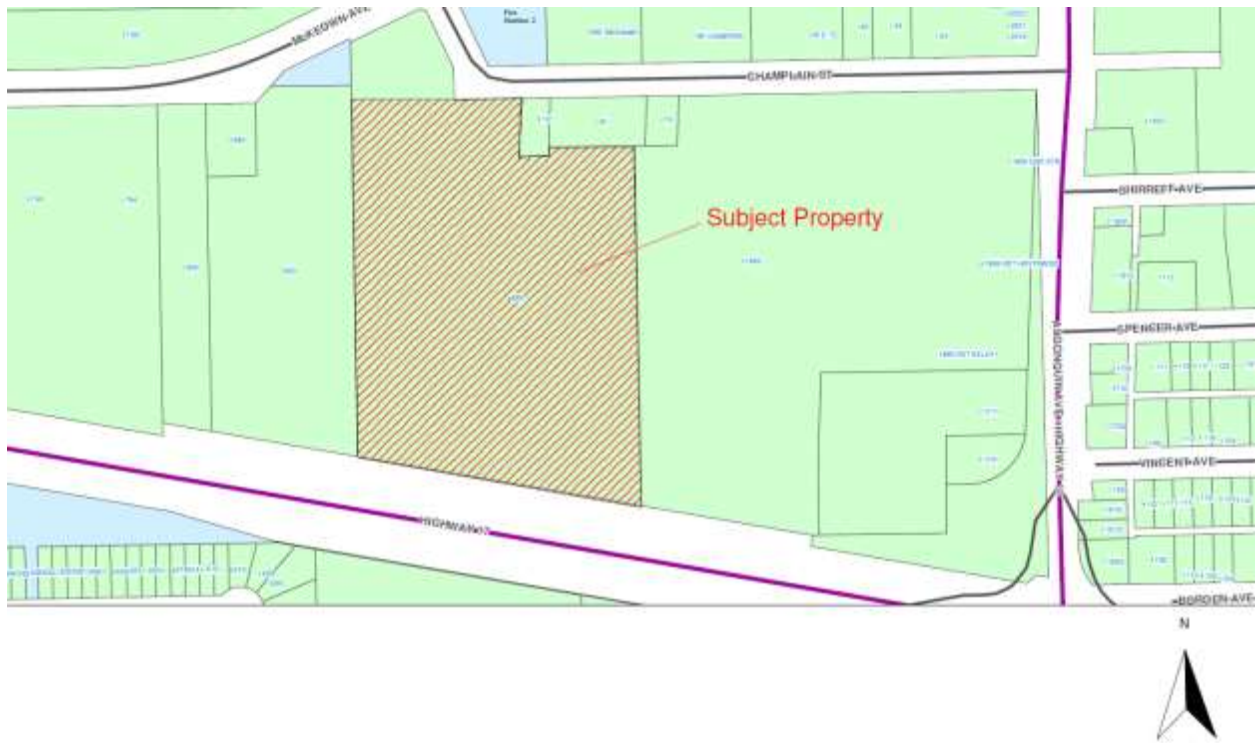
- Automobile service station;
- Business offices;
- Financial institutions;
- Local retail stores;
- Public and private parking areas;
- Places of entertainment;
- Hotels, motels;
- Professional offices;
- Taverns;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor; club and fraternal organizations.
- Freestanding gasoline service station or gas bar;
- Retail food store;
- Retail department store;
- Retail drug store;
- Restaurant.

11.2.31.3 The regulations for this District Commercial Special Zone No. 31 (C4 Sp. 31) are as follows:

- i) The maximum lot coverage not to exceed 27% of the total lot area.
- ii) The minimum rear yard setback shall be 26m.

11.2.31.4 The use of land or buildings in this District Commercial Special Zone No. 31 (C4 Sp. 31) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 31 (C4 Sp. 31):





**11.2.32 District Commercial Special Zone No. 32 (C4 Sp. 32)**

11.2.32.1 The property description of this District Commercial Special Zone No. 32 (C4 Sp. 32) is part of Part 5, Plan 36R-3866 and part of the former McKeown Avenue road allowance along McKeown Avenue in the City of North Bay.

11.2.32.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 32 (C4 Sp. 32) except for the following uses:

- Automobile service station or gas bar;
- Business offices;
- Financial institutions;
- Food stores;
- Local retail stores;
- Public and private parking areas;
- Places of entertainment;
- Hotels;
- Professional offices;
- Restaurants;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor;
- Club and fraternal organizations.

11.2.32.3 The regulations for this District Commercial Special Zone No. 32 (C4 Sp. 32) are as follows:

- i) The maximum lot coverage not to exceed 27% of total lot area.
- ii) The minimum front yard setback shall be 12m.
- iii) The minimum easterly side yard setback shall be 18.3m.

11.2.32.4 The use of land or buildings in this District Commercial Special Zone No. 32 (C4 Sp. 32) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 32 (C4 Sp. 32):



### **11.2.33 Neighbourhood Commercial Special Zone No. 33 (C5 Sp. 33)**

- 11.2.33.1 The property description of this Neighbourhood Commercial Special Zone No. 33 (C5 Sp. 33) is part of Part 1, Plan 36R-7201 having a frontage of 40.2m on Lakeshore Drive and a flankage of 48.5m along Riverbend Road in the City of North Bay.
- 11.2.33.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 33 (C5 Sp. 33), except for the following uses:
- Professional offices;
  - A dwelling unit, for the use of the owner or caretaker, connected to and forming an integral part of the commercial building provided that it does not exceed the floor area of the commercial portion of the use and access to the dwelling unit is separate from the access to the commercial portion of the building, and the dwelling unit is located above or at the rear of the business premises.
- 11.2.33.3 The regulations for this Neighbourhood Commercial Special Zone No. 33 (C5 Sp. 33) are as follows:
- i) The maximum lot area not to exceed 0.2ha.
  - ii) The minimum lot frontage shall be 40.2m.
- 11.2.33.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 33 (C5 Sp. 33) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 33 (C5 Sp. 33):



**11.2.34 District Commercial Special Zone No. 34 (C4 Sp. 34)**

11.2.34.1 The property description of this District Commercial Special Zone No. 34 (C4 Sp. 34) is Plan 36R-5645, Part of Parts 3 and 4 and all of Part 5, along Trout Lake Road in the City of North Bay.

11.2.34.2 No person shall use land, or use, erect, or construct any building or structure in the District Commercial Special Zone No. 34 (C4 Sp. 34), except for the following uses:

- Automobile service station or gas bar;
- Business offices;
- Financial institutions;
- Food stores;
- Local retail stores;
- Public and private parking areas;
- Places of entertainment;
- Hotels;
- Professional offices;
- Restaurants;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor; club and fraternal organizations.

11.2.34.3 The regulations for this District Commercial Special Zone No. 34 (C4 Sp. 34) are as follows:

- i) The maximum lot coverage not to exceed 26% of the total lot area.
- ii) The minimum northerly side yard setback shall be 6m.
- iii) The minimum southerly side yard setback shall be nil.
- iv) No building or structure shall be erected, constructed, or placed within District Commercial Special Zone No. 34 (C4 Sp. 34) unless said building or structure is flood proofed to an elevation of not less than 205.85 MASL. Basements of buildings or structures shall be used only for the passive storage of storm water.

11.2.34.4 The use of land or buildings in this District Commercial Special Zone No. 34 (C4 Sp. 34) shall conform to all other regulations of this By-law, except as hereby expressly varied.



**11.2.35 District Commercial Special Zone No. 35 (C4 Sp. 35)**

11.2.35.1 The property description of this District Commercial Special Zone No. 35 (C4 Sp. 35) is Part of Parts 1 and 2, Plan 36R-5645 along the North Bay Bypass in the City of North Bay.

11.2.35.2 No person shall use land, or use, erect, or construct any building or structure in the District Commercial Special Zone No. 35 (C4 Sp. 35), except for the following uses:

- Automobile service station or gas bar;
- Banks;
- Business offices;
- Financial institutions;
- Food stores;
- Local retail stores;
- Public and private parking areas;
- Places of entertainment;
- Hotels, motels;
- Professional offices;
- Restaurants and taverns;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor;
- Club and fraternal organizations.

11.2.35.3 The regulations for this District Commercial Special Zone No. 35 (C4 Sp. 35) are as follows:

- i) No building or structure shall be erected, constructed, or placed within District Commercial Special Zone No. 35 (C4 Sp. 35) unless said building or structure is flood proofed to an elevation of not less than 205.85 MASL. Basements of buildings or structures shall only be used for the passive storage of storm water.
- ii) The minimum rear yard setback shall be not less than 14m.

11.2.35.4 The use of land or buildings in this District Commercial Special Zone No. 35 (C4 Sp. 35) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 35 (C4 Sp. 35):





**11.2.36 Neighbourhood Commercial Special Zone No. 36 (C5 Sp. 36)**

11.2.36.1 The property description of this Neighbourhood Commercial Special Zone No. 36 (C5 Sp. 36) is Plan 56, Lot 9 along Haig Street in the City of North Bay.

11.2.36.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 36 (C5 Sp. 36), except for the following uses:

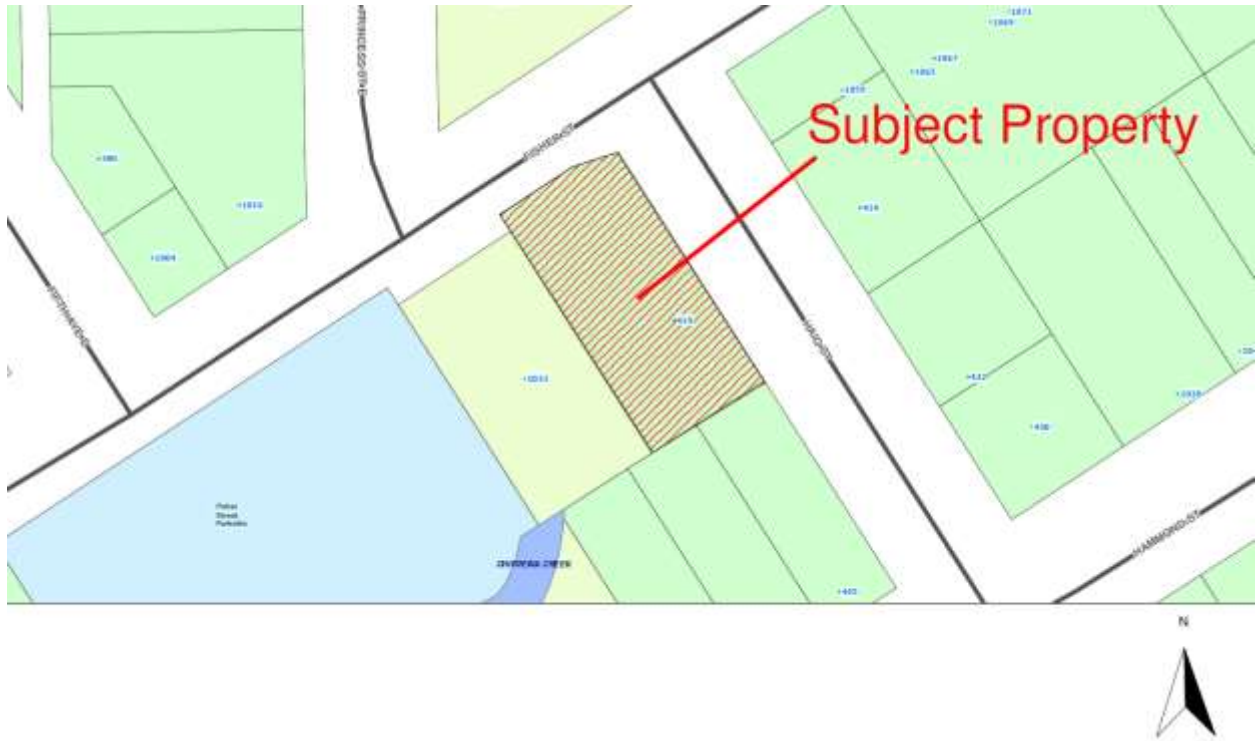
- Child care centre;
- Convenience stores;
- Dry cleaning depots;
- Local retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use, and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.

11.2.36.3 The regulations for this Neighbourhood Commercial Special Zone No. 36 (C5 Sp. 36) are as follows:

- i) The minimum easterly side yard setback shall be 2.7m.
- iii) The minimum rear yard setback shall be 10m.

11.2.36.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 36 (C5 Sp. 36) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 36 (C5 Sp. 36):



**11.2.37 District Commercial Special Zone No. 37 (C4 Sp. 37)**

11.2.37.1 The property description of this District Commercial Special Zone No. 37 (C4 Sp. 37) is Remainder of Parcel 4887 W&F along Trout Lake Road in the City of North Bay.

11.2.37.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 37 (C4 Sp. 37), except for the following uses:

- Automobile service station or gas bar;
- Business offices;
- Financial institutions;
- Local retail stores;
- Public and private parking areas;
- Places of entertainment;
- Hotels;
- Professional offices;
- Restaurants and taverns;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units;
- Club and fraternal organizations.
- Outside storage of watercraft, recreational vehicles and associated trailers

11.2.37.3 The regulations for this District Commercial Special Zone No. 37 (C4 Sp. 37) are as follows:

- i) The minimum rear yard setback shall be 8m.

11.2.37.4 The use of land or buildings in this District Commercial Special Zone No. 37 (C4 Sp. 37) shall conform to all other regulations of this By-law, except as hereby expressly varied.

*Note:*

*By-law 38-95 amended by By-law 2008-225 to add Outside storage of watercraft, recreational vehicles and associated trailers as a permitted use*

Schedule to District Commercial Special Zone No. 37 (C4 Sp. 37):



**11.2.38 Neighbourhood Commercial Special Zone No. 38 (C5 Sp. 38)**

- 11.2.38.1 The property description of this Neighbourhood Commercial Special Zone No. 38 (C5 Sp. 38) is Lots 221, 222, and Part Lot 220, Plan 78 along Algonquin Avenue in the City of North Bay.
- 11.2.38.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 38 (C5 Sp. 38), except for the following uses:
- Professional offices;
  - 3 dwelling units connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.
- 11.2.38.3 The regulations for this Neighbourhood Commercial Special Zone No. 38 (C5 Sp. 38) are as follows:
- i) The minimum front yard setback shall be 7.6m.
  - ii) The minimum northerly side yard setback shall be 0.1m
  - iii) The minimum rear yard setback shall be 6.4m.
- 11.2.38.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 38 (C5 Sp. 38) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 38 (C5 Sp. 38):



**11.2.39 Neighbourhood Commercial Special Zone No. 39 (C5 Sp. 39)**

11.2.39.1 The property description of this Neighbourhood Commercial Special Zone No. 39 (C5 Sp. 39) is Lots 344 and 345, Plan 65 along Algonquin Avenue in the City of North Bay.

11.2.39.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 39 (C5 Sp. 39) except for the following uses:

- Professional office;
- Ancillary dwelling unit connected to and forming an integral part of the commercial building provided that the dwelling unit is for the use of the resident professional.

11.2.39.3 The regulations for this Neighbourhood Commercial Special Zone No. 39 (C5 Sp. 39) are as follows:

- i) the southerly side yard setback shall be a minimum of 1.5m;
- ii) the rear setback shall be a minimum of 0.2m.

11.2.39.3 The use of land or building in this Neighbourhood Commercial Special Zone No. 39 (C5 Sp. 39) zone shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Neighbourhood Commercial Special Zone No. 39 (C5 Sp. 39):





**11.2.40 District Commercial Special Zone No. 40 (C4 Sp. 40)**

11.2.40.1 The property description of this District Commercial Special Zone No. 40 (C4 Sp. 40) is Plan 36R-8648, Pt. 2 along McKeown Avenue in the City of North Bay.

11.2.40.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 40 (C4 Sp. 40) except for the following uses:

- Business offices;
- Financial institutions;
- Food stores;
- Local retail stores;
- Public and private parking areas;
- Professional offices;
- Restaurants;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor;

11.2.40.3 The regulations for this District Commercial Special Zone No. 40 (C4 Sp. 40) are as follows:

- i) The minimum front yard setback shall 15.2m;
- ii) The minimum rear yard setback shall be 9m.

11.2.40.4 The use of land or building in this District Commercial Special Zone No. 40 (C4 Sp. 40) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 40 (C4 Sp. 40):



**11.2.41 District Commercial Special Zone No. 41 (C4 Sp. 41)**

11.2.41.1 The property description of this District Commercial Special Zone No. 41 (C4 Sp. 41) is Block 104, Plan M-517 along McKeown Avenue in the City of North Bay.

11.2.41.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 41 (C4 Sp. 41) except for the following uses:

- Business offices;
- Financial institutions;
- Food stores;
- Local retail stores;
- Public and private parking areas;
- Professional offices;
- Restaurants;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

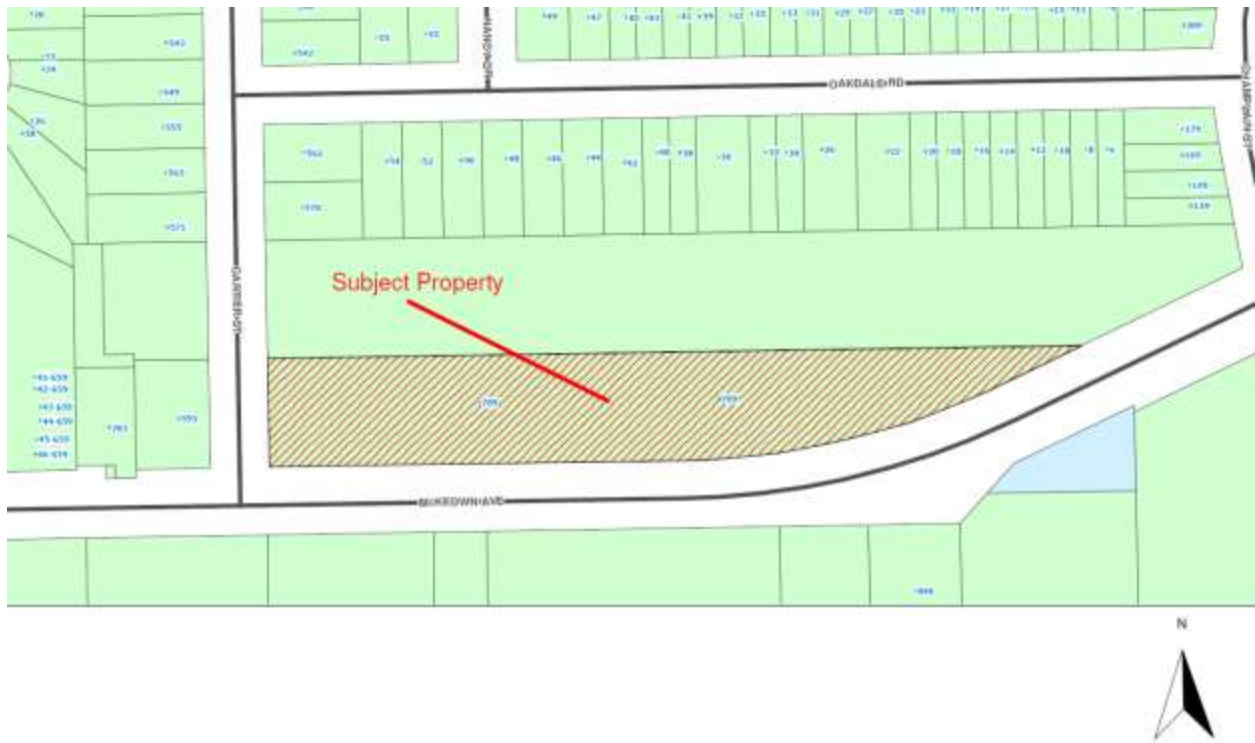
11.2.41.3 The regulations for this District Commercial Special Zone No. 41 (C4 Sp. 41) are as follows:

- i) The minimum front yard setback shall be 9m;
- ii) The minimum southerly side yard setback shall be 4.5m;
- iii) The minimum northerly side yard setback shall be 4m.

11.2.41.4 The use of land or building in this District Commercial Special Zone No. 41 (C4 Sp. 41) shall conform to all other regulations of this By-law, except as hereby expressly varied.

*Note: Restaurants added as a permitted use through Rezoning # 579.  
OMB Decision Number 1022, July 14, 2000.*

Schedule to District Commercial Special Zone No. 41 (C4 Sp. 41):



**11.2.42 Arterial Commercial (Fisher Street) Special Zone No. 42 (C6F Sp. 42)**

11.2.42.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 42 (C6F Sp. 42) is Lot 21, Part of Lot 20, Plan 56 along Fisher Street in the City of North Bay.

11.2.42.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 42 (C6F Sp. 42) except for the following uses:

- Neighbourhood dairy;
- Convenience stores;
- Dry cleaning depots;
- Local retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building, provided that they do not exceed the floor area of the commercial portion of the use, and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.

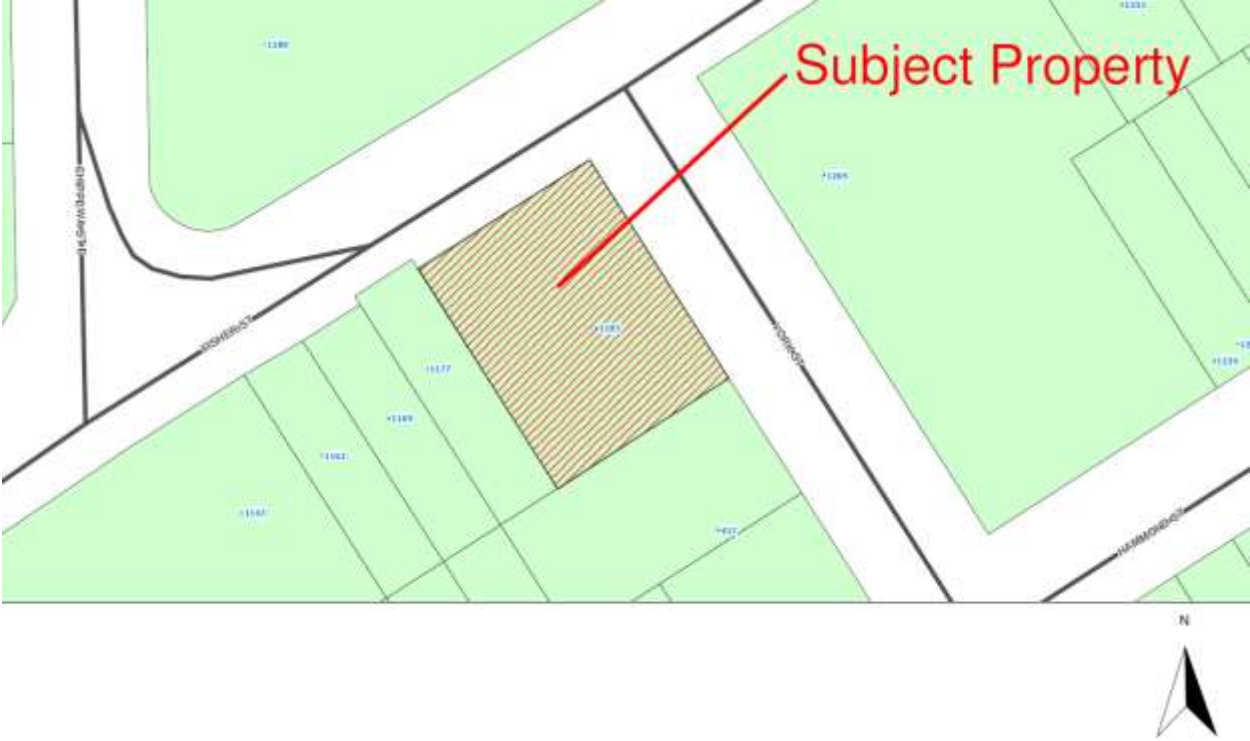
11.2.42.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 42 (C6F Sp. 42) are as follows:

- i) The minimum rear yard setback shall be 6.7m.

11.2.42.4 For the lands contained within "Neighbourhood Commercial Special Zone No. 51 (C5 Sp.51)", a Neighbourhood Dairy shall mean "A building used to sell dairy products by retail and in which processing of raw milk is undertaken indoors".

11.2.42.5 The use of land or building in this Arterial Commercial (Fisher Street) Special Zone No. 42 (C6F Sp. 42) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Fisher Street) Special Zone No. 42 (C6F Sp. 42):



**11.2.43 General Commercial Outer Core Special Zone No. 43 (C2 Sp. 43)**

11.2.43.1 The property description of this General Commercial Outer Core Special Zone No. 43 (C2 Sp. 43) is Part of Lot 105, Plan 13 along McIntyre Street West in the City of North Bay.

11.2.43.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 43 (C2 Sp. 43) except for the following uses:

- Animal hospitals;
- Broadcast studio or newsroom;
- Business offices;
- Day-care facilities;
- Local retail stores;
- Personal service establishments;
- Professional offices;
- Public and private parking areas;
- Restaurants;
- Service establishments that are not obnoxious;
- Dwelling uses connected to and forming an integral part of the commercial building provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units shall be permitted on the ground floor;
- Institutional uses.

11.2.43.3 The regulations for this General Commercial Outer Core Special Zone No. 43 (C2 Sp. 43) are as follows:

- i) The minimum northerly side yard setback shall be 0.8m.

11.2.43.4 The use of land or building in this General Commercial Outer Core Special Zone No. 43 (C2 Sp. 43) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Commercial Outer Core Special Zone No. 43 (C2 Sp. 43):





**11.2.44 Arterial Commercial Special Zone No. 44 (C6 Sp. 44)**

11.2.44.1 The property description of this Arterial Commercial Special Zone No. 44 (C6 Sp. 44) is Concession "A", Part Lot 21, Parcel 5932 along Highway 11 North in the City of North Bay.

11.2.44.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial Special Zone No. 44 (C6 Sp. 44) except for the following uses:

- Animal hospitals;
- Automobile showrooms;
- Automobile service establishments including car wash establishments;
- Automobile service stations and gas bars;
- Automobile sales, service and leasing establishments;
- Banks and financial services;
- Bed and breakfast establishments;
- Clubs and fraternal organizations;
- Farmers markets;
- Flea markets;
- Funeral homes;
- Hotels, motels, restaurants and taverns;
- Industrial equipment sales and service;
- Personal service establishments;
- Places of entertainment;
- Places of worship;
- Public or private garages;
- Recreational vehicle sales and service;
- Repair garage;
- Retail lumber and building supplies;
- Service establishments that are not obnoxious;
- Vegetable or fruit market.

11.2.44.3 The regulations for this Arterial Commercial Special Zone No. 44 (C6 Sp. 44) are as follows:

- i) The minimum northerly side yard setback shall be 0.3m.

11.2.44.4 The use of land or building in this Arterial Commercial Special Zone No. 44 (C6 Sp. 44) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial Special Zone No. 44 (C6 Sp. 44):



**11.2.45 Tourist Commercial Special Zone No. 45 (C7 Sp. 45)**

11.2.45.1 The property description of this Tourist Commercial Special Zone No. 45 (C7 Sp. 45) is Plan M-203, Lot 169, Part Lot 258, Remainder of Parcel 1381 W&F along Lakeshore Drive in the City of North Bay.

11.2.45.2 No person shall use land, or use, erect, or construct any building or structure in the Tourist Commercial Special Zone No. 45 (C7 Sp. 45) except for the following uses:

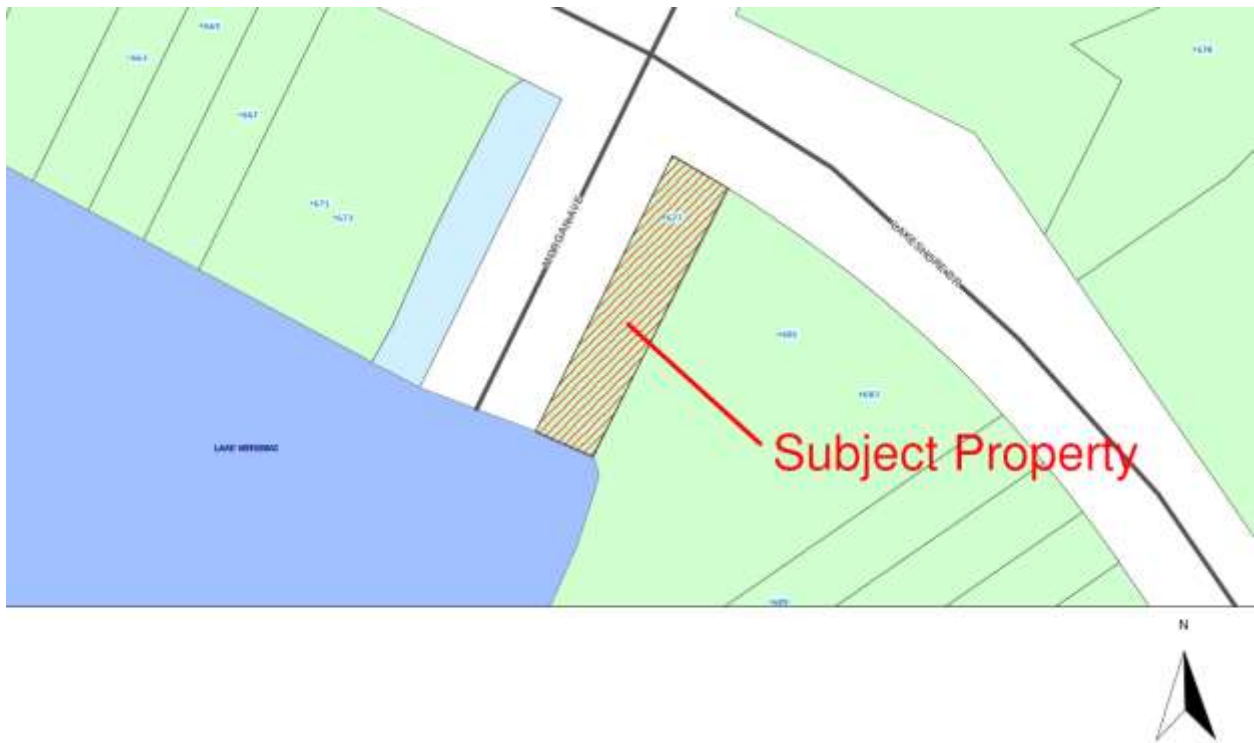
- No more than two motel units or a single detached dwelling, or
- A Duplex dwelling unit;
- Docking ancillary to and for the exclusive use of occupants of the two motel units, or single detached dwelling or duplex dwelling consisting of no more than two docking spaces.

11.2.45.3 The regulations for this Tourist Commercial Special Zone No. 45 (C7 Sp. 45) are as follows:

- i) The westerly side yard setback shall be nil.
- ii) The minimum easterly side yard setback shall be 0.6m.

11.2.45.4 The use of land or building in this Tourist Commercial Special Zone No. 45 (C7 Sp. 45) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Tourist Commercial Special Zone No. 45 (C7 Sp. 45):



**11.2.46 Neighbourhood Commercial Special Zone No. 46 (C5 Sp. 46)**

11.2.46.1 The property description of this Neighbourhood Commercial Special Zone No. 46 (C5 Sp. 46) is Registered Plan M-177, Lots 1149-1151, Lots 1156-1157, Part of Lots 1152, 1158, Pt. Pcl. 1746 W&F, Rem. Pcl. 5855, Pt. Pcl. 7545 W&F along O'Brien Street in the City of North Bay.

11.2.46.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 46 (C5 Sp. 46) except for the following uses:

- Day-care facilities;
- A dwelling unit connected to and forming an integral part of the commercial building provided that access to the dwelling unit is separate from the access to the commercial portion of the building and the dwelling units located above or at the rear of the business premises.

11.2.46.3 The regulations for this Neighbourhood Commercial Special Zone No. 46 (C5 Sp. 46) are as follows:

- i) The front yard shall be a minimum of 6m.

11.2.46.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 46 (C5 Sp. 46) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 46 (C5 Sp. 46):



**11.2.47 Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)**

- 11.2.47.1 The property description of this Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47) is Plan No. 48, Lot 29, Instr. 123967 along Ferguson Street in the City of North Bay.
- 11.2.47.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47) except for the following uses:
- No more than one of the commercial uses listed below;
  - Laundromat;
  - Convenience store;
  - Day-care facilities;
  - Dry-cleaning depots;
  - Local retail stores;
  - Personal service establishments;
  - Professional business offices;
  - Restaurants;
  - 3 dwelling units connected to and forming an integral part of the commercial building, provided access to the dwelling units is separate from the access to the commercial portion of the building.
- 11.2.47.3 The regulations for this Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47) are as follows:
- i) The interior side yard setback shall be nil
  - ii) The exterior side yard setback shall be nil;
  - iii) The front yard setback shall be nil;
  - iv) The rear yard setback shall be nil;
  - v) The maximum lot coverage shall be a maximum of 100 percent.
- 11.2.47.4 The minimum number of automobile parking spaces shall be nil.
- 11.2.47.5 The use of land or building in this Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47):





**11.2.48 Neighbourhood Commercial Special Zone No. 48 (C5 Sp. 48)**

11.2.48.1 The property description of this Neighbourhood Commercial Special Zone No. 48 (C5 Sp. 48) is Concession "B", Part Lot 19, Rem. Parcels 4202 and 4844 W&F along Janice Street in the City of North Bay.

11.2.48.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 48 (C5 Sp. 48) except for the following uses:

- Convenience stores;
- Day-care facilities;
- Dry cleaning depots;
- Gas bars;
- Local retail stores;
- Personal service establishments;
- Professional business offices; and restaurants.

11.2.48.3 The regulations for this Neighbourhood Commercial Special Zone No. 48 (C5 Sp. 48) are as follows:

- i) The interior side yard setback shall be a minimum of 1.2m
- ii) The setback exterior side lot line shall be a minimum of 1.6m;
- iii) The setback from the front lot line shall be 8.5m;
- iv) The setback from the rear lot line shall be a minimum of 3.5m;
- v) The maximum lot coverage shall be a maximum of 50 percent;
- vi) Minimum of 6 parking spaces.

11.2.48.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 48 (C5 Sp. 48) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 48 (C5 Sp. 48):



**11.2.49 Neighbourhood Commercial Special Zone No. 49 (C5 Sp. 49)**

11.2.49.1 The property description of this Neighbourhood Commercial Special Zone No. 49 (C5 Sp. 49) is Plan No. 175, Lots 26, 27 & 28, Parcel 2350 and 16122 W&F along Lakeshore Drive in the City of North Bay.

11.2.49.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 49 (C5 Sp. 49) except for the following uses:

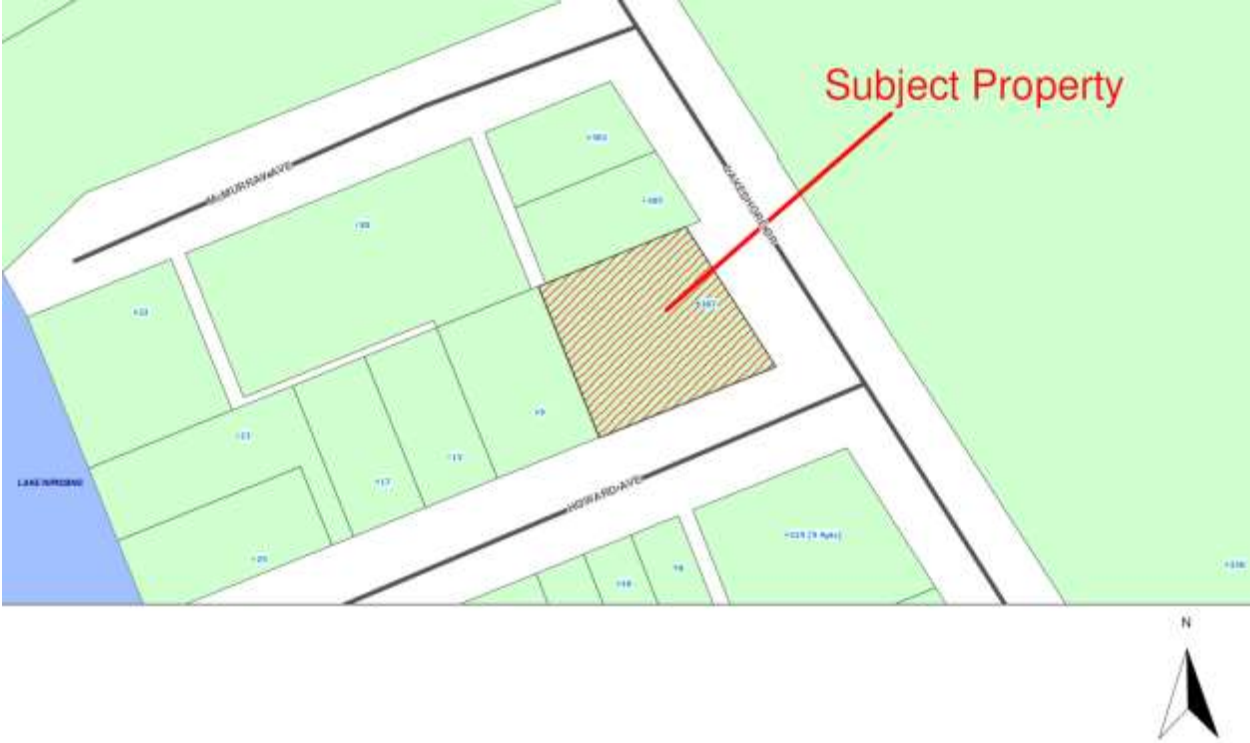
- Convenience stores;
- Day-care facilities;
- Dry cleaning depots;
- Laundromat
- Local retail stores;
- Personal service establishments;
- Professional business offices; and restaurants.
- Dwelling units connected to and forming an integral part of the commercial building, providing that access to the dwelling unit is separate from the access to the commercial portion of the building and the dwelling unit is located above or at the rear of the business.

11.2.49.3 The regulations for this Neighbourhood Commercial Special Zone No. 49 (C5 Sp. 49) are as follows:

- i) The interior side yard setback shall be 2m
- ii) The exterior side yard setback shall be 4.5m;
- iii) The front yard setback shall be 4.5m;
- iv) The rear yard setback shall be 20m; and the maximum lot coverage shall be a maximum of 25 percent.

11.2.49.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 49 (C5 Sp. 49) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 49 (C5 Sp. 49):



**11.2.50 Arterial Commercial (Lakeshore Drive) Special Zone No. 50 (C6L Sp. 50)**

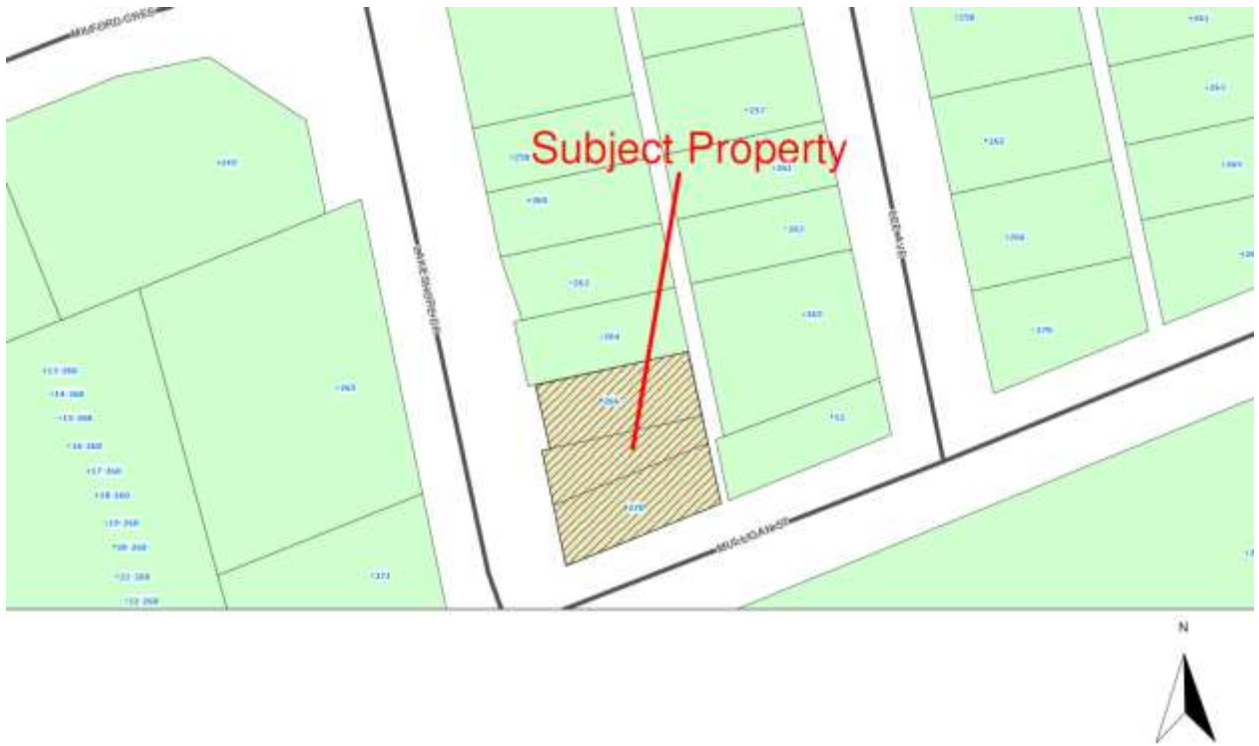
11.2.50.1 The property description of this Arterial Commercial (Lakeshore Drive) Special Zone No. 50 (C6L Sp. 50) is Plan M-210, Pt. Lot 33, Rem Pcl. 3813 W&F, Plan M-210, Part Lot 34, Rem. Pcl. 2976 W&F, Plan M-210, Pt. Lot 34 along Lakeshore Drive in the City of North Bay.

11.2.50.2 No person shall use, or use, erect, or construct any building or structure in this Arterial Commercial (Lakeshore Drive) Special Zone No. 50 (C6L Sp. 50) except for the following uses:

- Private parking area
- Animal hospitals
- Automobile sales showroom
- Automobile service establishments including car wash establishments
- Automobile service stations and gas bars
- Banks and financial services
- Bed and breakfast establishments
- Clubs
- Farmers markets
- Flea markets
- Funeral homes
- Hotels, motels, restaurants and taverns
- Industrial equipment sales and service
- New and/or used car lots;
- Personal service establishments
- Places of entertainment
- Places of worship
- Public or private garages
- Recreational vehicle sales and service
- Repair garage
- Retail lumber and building supplies
- Vegetable or fruit market
- One (1) dwelling unit for a resident-owner either as part of the main building or detached

11.2.50.3 The use of land or building in this Arterial Commercial (Lakeshore Drive) Special Zone No. 50 (C6L Sp. 50) shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to Arterial Commercial (Lakeshore Drive) Special Zone No. 50 (C6L Sp. 50):



**11.2.51 District Commercial Special Zone No. 51 (C4 Sp. 51)**

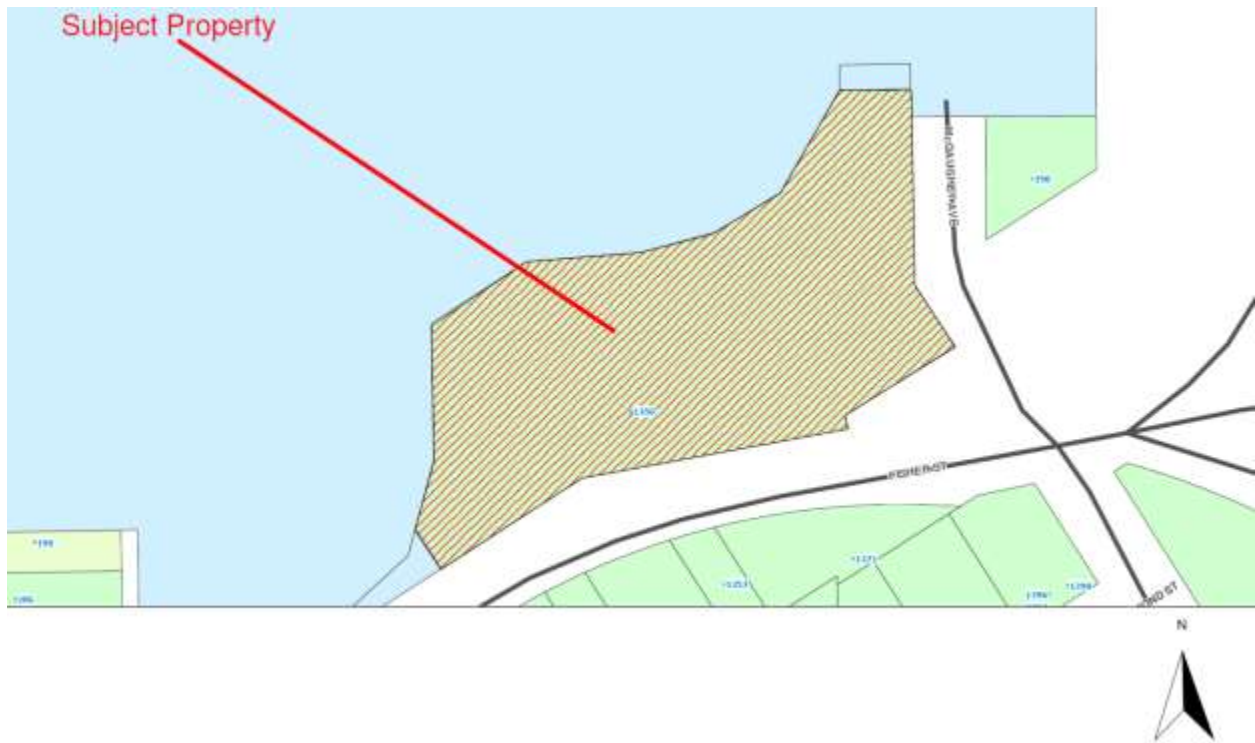
11.2.51.1 The property description of this District Commercial Special Zone No. 51 (C4 Sp. 51) is Part Lots 51, 52, 53, 57, 58, Lots 54, 55, 56, Plan M-93, Part Lots 1, 2 and 3, Plan M-189, Part 3, NR-1920, Parts 1-5, 7 & 8 NR-1921 along Fisher Street in the City of North Bay.

11.2.51.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 51 (C4 Sp. 51) except for the following uses:

- Automobile sales, service or leasing establishments;
- Banks;
- Business offices;
- Clubs;
- Day nursery;
- Financial institutions;
- Funeral homes;
- Food stores;
- Group home type 1;
- Group home type 2;
- Hotels, motels;
- Instructional services;
- Local retail stores;
- Places of worship;
- Public and private parking areas;
- Places of entertainment;
- Professional offices;
- Restaurants and taverns;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

11.2.51.3 The use of land or building in this District Commercial Special Zone No. 51 (C4 Sp. 51) shall conform to all other regulations of this By-law, except as hereby expressly varied."

Schedule to District Commercial Special Zone No. 51 (C4 Sp. 51):





**11.2.52 Neighbourhood Commercial Special Zone No. 52 (C5 Sp. 52)**

11.2.52.1 The property description of this Neighbourhood Commercial Special Zone No. 52 (C5 Sp. 52) is Concession "A", Part Lot 22 Plan NR-1202, Part 1, Parcel 9659 W/F, Plan 36R-3046, Part 1, Parcel 11349, Plan 36R-5304, Part 1, Parcel 14985 W/F along Larocque Road in the City of North Bay.

11.2.52.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 52 (C5 Sp. 52) except for the following uses:

- Small medical office; and
- A single detached dwelling.

11.2.52.3 For the purpose of this by-law, a small medical office shall mean an office to be used by medical practitioners and support staff, which shall be contained within the existing main building at the time of the passing of this by-law, or in the existing main building and an addition to the existing main building at the time of the passing of this by-law and shall not exceed 371 square metres (4000 square feet) in gross floor area and 2.5 storeys in height.

11.2.52.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 52 (C5 Sp. 52) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 52 (C5 Sp. 52):



**11.2.53 District Commercial Special Zone No. 53 (C4 Sp. 53)**

11.2.53.1 The property description of this District Commercial Special Zone No. 53 (C4 Sp. 53) is Plan M-189, 36R-5650, Part 3, Parcel 15559 W&F along Laurentian Avenue in the City of North Bay.

11.2.53.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 53 (C4 Sp. 53) except for the following uses:

- Automobile service station or gas bar;
- Automobile sales, service or leasing establishments;
- Banks;
- Business offices;
- Clubs;
- Day nursery;
- Financial institutions;
- Funeral homes;
- Food stores;
- Group home type 1;
- Group home type 2;
- Hotels, motels;
- Instructional services;
- Local retail stores;
- Places of worship;
- Public and private parking areas;
- Places of entertainment;
- Professional offices;
- Repair garages;
- Restaurants and taverns;
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

11.2.53.3 The regulations for this District Commercial Special Zone No. 53 (C4 Sp. 53) are as follows:

- i) The required rear yard setback shall be not less than 1.4 m.
- ii) The required side yard setback shall be not less than 5.0 m.
- iii) The required front yard setback shall be not less than 3.0 m.

11.2.53.4 The use of land or building in this District Commercial Special Zone No. 53 (C4 Sp. 53) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 53 (C4 Sp. 53):



**11.2.54 District Commercial Special Zone No. 54 (C4 Sp. 54)**

11.2.54.1 The property description of this District Commercial Special Zone No. 54 (C4 Sp. 54) is Concession "C", Part Lot 17 along Giroux Street in the City of North Bay.

11.2.54.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 54 (C4 Sp. 54) except for the following uses:

- Automobile service station or gas bar;
- Automobile sales, service or leasing establishments;
- Banks;
- Business offices;
- Clubs;
- Day nursery;
- Financial institutions;
- Funeral homes;
- Food stores;
- Group home Type 1;
- Group home Type 2;
- Hotels, motels;
- Instructional services;
- Local retail stores;
- Places of worship;
- Public and private parking areas;
- Places of entertainment;
- Professional offices;
- Repair garages;
- Restaurants & taverns
- Retail stores;
- Service establishments that are not obnoxious;
- Dwelling units in conjunction with affiliated commercial and administrative uses connected to and forming an integral part of the commercial building

11.2.54.3 The regulations for this District Commercial Special Zone No. 54 (C4 Sp. 54) are as follows:

- i) The side yard setback shall not be less than 6m;
- ii) The maximum height shall not exceed 6 storeys.

11.2.54.4 The owner shall maintain ownership of Parts 14, 15, 16, 17, 18, 19, 20, 21 and 22, Plan 36-11922 for the purposes of frontage on Trout Lake Road.

11.2.54.5 The use of land or building in this District Commercial Special Zone No. 54 (C4 Sp. 54) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 54 (C4 Sp. 54):



**11.2.55 District Commercial Special Zone No. 55 (C4 Sp. 55)**

11.2.55.1 The property description of this District Commercial Special Zone No. 55 (C4 Sp. 55) is Part of Lot 20, Concession B, Parts 1, 2 & 3, Plan NR-806 along Airport Road in the City of North Bay.

11.2.55.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 55 (C4 Sp. 55) except for the following uses:

- Automobile service station or gas bar;
- Automobile sales, service or leasing establishments;
- Banks;
- Business offices;
- Clubs;
- Day nursery;
- Financial institutions;
- Funeral homes;
- Food stores;
- Group home type 1;
- Group home type 2;
- Hotels, motels;
- Instructional services;
- Local retail stores;
- Places of worship;
- Public and private parking areas;
- Professional offices;
- Repair garages;
- Restaurants;
- Retail stores;
- Service establishments that are not obnoxious; and
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

11.2.55.3 The use of land or building in this District Commercial Special Zone No. 55 (C4 Sp. 55) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 55 (C4 Sp. 55):





**11.2.56 Neighbourhood Commercial Special Zone No. 56 (C5 Sp. 56)**

11.2.56.1 The property description of this Neighbourhood Commercial Special Zone No. 56 (C5 Sp. 56) zone is: Concession D, Plan 57, Part Lot 261, Part Lot 262 and a portion of abutting laneway along Fisher Street in the City of North Bay.

11.2.56.2 The regulations for this Neighbourhood Commercial Special Zone No. 56 (C5 Sp. 56) zone are as follows:

- i) The maximum lot coverage shall be 35 percent;
- ii) The interior side yard setback shall be 3.1m;
- iii) The exterior side yard setback shall be 1.38m;
- iv) The rear yard setback shall be nil;
- v) The vegetative buffer for parking shall be nil;
- vi) The amount of compact vehicle parking shall be 55 percent.

11.2.56.3 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 56 (C5 Sp. 56) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.



**11.2.57 General Commercial Outer Core Special Zone No. 57 (C2 Sp. 57)**

11.2.57.1 The property description of this General Commercial Outer Core Special Zone No. 57 (C2 Sp. 57) is: Registered Plan No. 38; Lots 47 to 54 & 105-113, Part of Lane; Reference Plan 36R-5205, Parts 1, 3, 4 & 6; PIN 49167-0002(LT) along Oak Street at Memorial Drive in the City of North Bay.

11.2.57.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 57 (C2 Sp. 57) except for the following uses:

- Broadcast Studios or Newsrooms
- Business Offices
- Data processing firm
- Day nursery
- Financial Institutions
- Professional Offices
- Public and Private parks
- Public and Private parking areas
- Places of Worship
- Public Hospitals or Private Hospitals
- Private schools

11.2.57.3 The use of land or buildings in this General Commercial Outer Core Special Zone No. 57 (C2 Sp. 57) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Commercial Outer Core Special Zone No. 57 (C2 Sp. 57):



**11.2.58 Neighbourhood Commercial Special Zone No. 58 (C5 Sp. 58)**

11.2.58.1 The property description of this Neighbourhood Commercial Special Zone No. 58 (C5 Sp. 58) is: Plan 96, Part Lots 4 & 5, Reference Plan 36R-12138, Part 1 – 805 and 817 Fisher Street in the City of North Bay.

11.2.58.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 58 (C5 Sp. 58) except for the following uses:

- Personal Service Establishments
- Professional Offices & Business Offices
- Public & Private Parking Areas
- Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of the business premises.

11.2.58.3 The regulations for this Neighbourhood Commercial Special Zone No. 58 (C5 Sp. 58) are as follows:

- i) The minimum front yard setback shall not be less than 4.5m;
- ii) The minimum rear yard setback shall not be less than 6.5m;
- iii) The minimum exterior side yard setback shall be nil; and
- iv) The maximum permitted lot coverage shall be 30 percent.

11.2.58.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 58 (C5 Sp. 58) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to "Neighbourhood Commercial Special Zone No. 58 (C5 Sp. 58):



## **11.2.59 Neighbourhood Commercial Special Zone No. 59 (C5 Sp. 59)**

11.2.59.1 The property description of this Neighbourhood Commercial Special Zone No. 59 (C5 Sp. 59) is Registered Plans 20 & 21, Part of Lots 29 & 30 and Lot 560 – 414 to 420 Second Avenue East and 719 Fisher Street in the City of North Bay.

11.2.59.3 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 59 (C5 Sp. 59) except for the following uses:

- Convenience Stores
- Day Nursery
- Dry Cleaning Depots
- Laundromat
- Local Retail Stores
- Personal Service Establishments
- Professional Offices & Business Offices
- Wholesale Uses
- Restaurants
- Public & Private Parking Areas

11.2.59.2 The regulations for this Neighbourhood Commercial Special Zone No. 59 (C5 Sp. 59) zone are as follows:

- i) The minimum front yard setback shall not be less than 2.0 metres;
- ii) The minimum rear yard setback shall not be less than 4.5 metres; and
- iii) The minimum exterior side yard setback shall be 0.5 metres.

11.2.59.4 The use of land or buildings in this Neighbourhood Commercial Special Zone No. 59 (C5 Sp. 59) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 59 (C5 Sp. 59):





**11.2.60 General Commercial Outer Core Special Zone No. 60 (C2 Sp. 60)**

11.2.60.1 The property description of this General Commercial Outer Core Special Zone No. 60 (C2 Sp. 60) is Lots 638 and 644, Registered Plan No. 21, PIN 49164-0077 (LT), in the Former Township of Widdifield, along Commercial Street in the City of North Bay.

11.2.60.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 60 (C2 Sp. 60) except for the following uses:

- apartment dwellings;
- banks;
- boarding and rooming house;
- broadcast studios or newsrooms;
- business offices;
- converted dwellings;
- data processing firm;
- day nursery;
- Fourplex dwellings;
- duplex dwellings;
- dwelling groups;
- funeral homes;
- Group Home Type 2;
- homes for the aged;
- local retail stores;
- nursing homes;
- personal services establishments;
- professional offices;
- public and private parks;
- public and private parking areas;
- retirement homes/residences;
- townhouse dwellings;
- semi-detached dwellings;
- single detached dwellings;
- service establishments that are not obnoxious;
- triplex dwellings; and
- institutional uses including places of worship, public & private hospitals and private schools.

11.2.60.3 The regulations for this General Commercial Outer Core Special Zone No. 60 (C2 Sp. 60) are as follows:

- i) The minimum exterior side yard setback abutting a Residential zone shall be 3.6 metres; and
- ii) The minimum interior side yard setback shall be 1.8 metres.

11.2.60.4 The use of land or building in this General Commercial Outer Core Special Zone No. 60 (C2 Sp. 60) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to General Commercial Outer Core Special Zone No. 60 (C2 Sp. 60):



**11.2.61 General Commercial Outer Core Special Zone No. 61 (C2 Sp. 61)**

11.2.61.1 The property description of this General Commercial Outer Core Special Zone No. 61 (C2 Sp. 61) is Plan M-28, Lots 361 to 363, Lots 452 to 454, Parts Lots 364 & 451, Part Lane in the former Township of Widdifield - 1140 Front Street in the City of North Bay.

11.2.61.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 61 (C2 Sp. 61) except for the following uses:

- animal hospitals;
- apartment dwellings;
- automobile sales, service and leasing establishments;
- boarding and rooming houses;
- broadcast studios or newsrooms;
- business offices;
- converted dwellings;
- data processing firms;
- day nursery;
- Fourplex dwellings;
- duplex dwellings;
- dwelling groups;
- farmer's market;
- financial institutions;
- funeral homes;
- group home type 2;
- homes for the aged;
- local retail stores;
- nursing homes;
- personal service establishments;
- pet day care facility;
- professional offices;
- public and private parks;
- public and private parking areas;
- retirement homes/residences;
- retail stores;
- townhouse dwellings;
- semi-detached dwellings;
- single detached dwellings;
- service establishments that are not obnoxious;
- triplex dwellings;
- wholesale uses; and
- institutional uses such as:
  - places of worship;
  - public hospitals or private hospitals; and
  - private schools.

11.2.61.3 The use of land or building in this General Commercial Outer Core Special Zone No. 61 (C2 Sp. 61) shall conform to all other regulations of this By-law except as hereby expressly varied.



**11.2.62 District Commercial Special Zone No. 62 (C4 Sp.62)**

11.2.62.1 The property description of this District Commercial Special Zone No. 62 (C4 Sp.62) is Registered Plan No. 57, Lots 454, 455 and 456, and Part of Lane, Reference Plan 36R-5315, Parts 1 & 2, being PIN #49151-0073(LT), known locally as 1781 Cassells Street in the City of North Bay.

11.2.62.2 No person shall use land, or use, erect, or construct any building or structure in this District Commercial Special Zone No. 62 (C4 Sp. 62) except for the following uses:

- Business Offices
- Data Processing Firms
- Places of Worship
- Public and Private Parking Areas
- Professional Offices
- Dwelling Units connected to and forming an integral part of the commercial building, provided that access to the dwelling units separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

11.2.62.3 The regulations for this District Commercial Special Zone No. 62 (C4 Sp.62) are as follows:

- i) The minimum rear yard setback shall be 1.23 metres; and
- ii) The minimum front yard setback shall be 5.01 metres.

11.2.62.4 The use of land or building in this District Commercial Special Zone No. 62 (C4 Sp.62) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 62 (C4 Sp.62):



**11.2.63 Neighbourhood Commercial Special Zone No. 63 (C5 Sp.63)**

- 11.2.63.1 The property description of this Neighbourhood Commercial Special Zone No. 63 (C5 Sp.63) is Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15, and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563(LT), in the former Township of Widdifield, known locally as the former site of the North Bay General Hospital - Nipissing Building in the City of North Bay.
- 11.2.63.2 No person shall use land, or use, erect, or construct any building or structure in this Neighbourhood Commercial Special Zone No. 63 (C5 Sp.63) except for the following uses:
- day nursery;
  - personal service establishments;
  - professional offices & business offices; and
  - dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of the premises.
- 11.2.63.3 The regulations for this Neighbourhood Commercial Special Zone No. 63 (C5 Sp.63) are as follows:
- i) The minimum rear yard setback shall be 8.4 metres; and
  - ii) The minimum front yard setback shall be 7.3 metres.
- 11.2.63.4 The use of land or building in this Neighbourhood Commercial Special Zone No. 63 (C5 Sp.63) shall conform to all other regulations of this By-law except as hereby expressly varied.



Schedule to Neighbourhood Commercial Special Zone No. 63 (C5 Sp.63):



**11.2.64 General Commercial Outer Core Special Zone No. 64 (C2 Sp. 64)**

11.2.64.1 The property description of this General Commercial Outer Core Special Zone No. 64 (C2 Sp. 64) is Lot 195, Plan 10, Widdifield, Except Part 5 on Plan 36R-12233, Part Lot 194 Plan 10, Widdifield as in NB101336, PIN No. 49166-0284 in the City of North Bay and as shown on the schedule below.

11.2.64.2 The regulations for this "General Commercial Outer Core Special No. 64 (C2 Sp.64)" are as follows:

- i) Minimum Southerly Side Yard Setback is 0.6 metres
- ii) Minimum Westerly Side Yard Setback is 0.26 metres
- iii) Minimum Rear Yard Setback is 4.9 metres
- iv) Loading spaces shall be permitted in a side yard adjacent to a Residential zone
- v) A landscaped strip of land not less than 3 metres in width along lot lines adjacent to Residential zones or arterial roads shall not be required.
- vi) Employee parking shall be permitted in the front yard

11.2.64.3 The use of land or building in this "General Commercial Outer Core Special No. 64 (C2 Sp.64)" shall conform to all other regulations of this By-law, except as hereby expressly varied."



**11.2.65 Neighbourhood Commercial Special Zone No. 65 (C5 Sp. 65)**

11.2.65.1 The property description of this "Neighbourhood Commercial Special No. 65 (C5 Sp.65)" is Parcel 9262 Widdifield & Ferris, Part of the South ½ of Lot 17, Concession A, Part 1 on Plan NR825, Subject to Lot 77792, PIN No. 49127-0382 (LT) in the City of North Bay as shown on the attached Schedule and on Schedule "B-35" and "C-7".

11.2.65.2 No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special No. 65 (C5 Sp.65)" except for the following uses:

- Convenience Stores
- Day Nursery
- Dry Cleaning Depots
- Local Retail Stores
- Personal Service Establishments
- Professional Offices & Business Offices
- Restaurants
- Dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of the business premises.
- Instructional Services
- Gas Bar
- Pharmacy

11.2.65.3 The regulations for this "Neighbourhood Commercial Special No. 65 (C5 Sp.65)" are as follows:

- i) The maximum lot coverage shall be 16.8 percent
- ii) No permanent building or structure may be located within 7 metres of the TransCanada Pipeline easement
- iii) No accessory structure may be located within 3 metres of the TransCanada Pipeline right-of-way.

11.2.65.3 The use of land or building in this "Neighbourhood Commercial Special No. 65 (C5 Sp.65)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

Schedule to Neighbourhood Commercial Special Zone No. 65 (C5 Sp.65):



**11.2.66 General Commercial Outer Core Special Zone No. 66 (C2 Sp. 66)**

11.2.66.1 The property description of this General Commercial Outer Core Special Zone No. 66 (C2 Sp. 66) is the lands in the block bounded by Cassells Street, First Avenue West, Commercial Street, and Worthington Street West, excluding those lands adjacent to Cassells Street, as shown on the Schedule below.

11.2.66.2 No person shall use land, or use, erect, or construct any building or structure in this General Commercial Outer Core Special Zone No. 66 (C2 Sp. 66) except for the following uses:

- Bed and Breakfast
- Boarding, Lodging or Rooming House
- Broadcast Studios or Newsrooms
- Convenience Stores
- Day Nursery
- Dry Cleaning Depot
- Dry Cleaning Establishment
- Efficiency Unit
- Farmer's Market
- Funeral Home
- Group Home Type 2
- Library, Museum, or Art Gallery
- Non-Profit Use
- Office, Professional
- Park, Public
- Personal Service Establishment
- Pet Shop
- Pharmacy
- Places of Worship
- Post Office
- Post-Secondary Institution
- Retail Store
- Retail Store, Local
- School, Public or Private
- Specialty Food Store
- Dwelling, Apartment
- Dwelling, Duplex
- Dwelling, Fourplex
- Dwelling, Triplex
- Retirement Home

11.2.66.3 The use of land or building in this General Commercial Outer Core Special Zone No. 66 (C2 Sp. 66) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to General Commercial (Outer Core) Special Zone No. 66 (C2 Sp.66):



## **11.2.67 District Commercial Special Zone No. 67 (C4 Sp. 67)**

11.2.67.1 The property description of this District Commercial Special Zone No. 67 (C4 Sp. 67) is: PIN # 49158-0255, Lots 8-27 Plan 94, Widdifield; Part of LANE, Plan 94, Widdifield. Bounded on the North by Lots 18-27, on the South by Lots 8-17, Part 3 36R5465, Closed by NB99281 and Part 2, 36R11573, Closed by NB166289; Part of Lane, Plan 94, Widdifield, Bounded on the North by Maplewood Avenue, on the South by Elmwood Avenue, on the East by Lots 17 & 27, on the West by Lots 28-34, being part 1, 36R11573 Closed by NB166289; S/T NB99282; North Bay, District of Nipissing and PIN # 49158-0258, Lots 28-34, Plan 94, Widdifield, North Bay, District of Nipissing in the City of North Bay.

11.2.67.2 No person shall use land, or use, erect, or construct any building or structure in this "District Commercial Special Zone No. 67 (C4 Sp. 67)" except for the following uses:

- Banks
- Business offices
- Data processing firm
- Day nursery
- Financial institutions
- Funeral homes
- Food stores
- Instructional services
- Local retail stores
- Personal service establishment
- Pet daycare facility
- Pharmacy
- Places of worship
- Public and private parking areas
- Professional offices
- Retail stores
- Service establishments that are not obnoxious
- Veterinary establishment
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

11.2.67.2 The regulations for this "District Commercial Special Zone No. 67 (C4 Sp. 67)" are as follows:

- i) The minimum parking required shall be 1 parking space per 31.8 square metres of floor space;
- ii) The minimum northerly side yard setback required shall be 4.9 metres;



- iii) The minimum southerly side yard setback required shall be 5.67 metres;
- iv) The maximum lot coverage permitted shall be 40%; and
- v) The maximum number of storeys permitted shall be two.

11.2.67.3 The use of land or building in this "District Commercial Special Zone No. 67 (C4 Sp. 67)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to District Commercial Special Zone No. 67 (C4 Sp.67):



## **11.2.68 Arterial Commercial Special Zone No. 68 (C6 Sp. 68)**

11.2.68.1 The property description of this Arterial Commercial Special Zone No. 68 (C6 Sp. 68) is: PIN # 49142-0058 PCL 3127 SEC WF; PT N1/2 LT 18 CON D WIDDIFIELD AS IN LT55714; NORTH BAY; DISTRICT OF NIPISSING; PIN: 49142-0059 PCL 1552 SEC WF, PT N1/2 LT 18 CON D WIDDIFIELD AS IN LT39640 EXCEPT UNIT 8, D144, NORTH BAY, DISTRICT OF NIPISSING; PIN # 49142-0060 PCL 13473 SEC WF; PT LT 18 CON D WIDDIFIELD PT 9 TO 14, 16 TO 19, NR1073, EXCEPT UNIT 1 TO 3, D153; S/T PT 1 & 2, 36R4055 AS IN LT172319; S/T LT85769; NORTH BAY ; DISTRICT OF NIPISSING; PIN # 49142-0061 PCL 3676 SEC WF; PT N1/2 LT 18 CON D WIDDIFIELD BEING PT S 89 ACRES, AS IN LT60106; T/W PT 1 & 2, 36R4055 AS IN LT172319; NORTH BAY ; DISTRICT OF NIPISSING; PIN # 49142-0062 PCL 15658 SEC WF; PT N1/2 LT 18 CON D WIDDIFIELD PT 15, NR1073; NORTH BAY ; DISTRICT OF NIPISSING along Cholette Street in the City of North Bay as shown on the attached Schedule and on Schedule B-53.

11.2.68.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial Special Zone No. 68 (C6 Sp. 68) except for the following uses:

- Automobile Sales, Service, and Leasing Establishment;
- Automobile service station;
- Automobile Washing Establishment;
- Body shop;
- Commercial Parking Lot;
- Convenience Store;
- Day Nursery;
- Display Home Sales Office;
- Dry Cleaning Depot;
- Dry Cleaning Establishment;
- Financial Institution;
- Flea Market;
- Funeral Home;
- Garden Centre;
- Gas Bar;
- Home Improvement Centre;
- Hotel;
- Industrial Equipment Sales, Service, and Leasing Establishment;
- Non-Profit Use;
- Park, Public;
- Parking Area;
- Personal Service Establishment;
- Pet Daycare Facility;
- Pet Shop;
- Pharmacy;
- Places of Entertainment;

- Places of Worship;
- Recreational Facility;
- Recreational Vehicle and Equipment Sales, Service, and Leasing;
- Restaurant;
- Transit Terminal;
- Transportation Terminal;
- Veterinary Establishment; and
- Dwelling Apartment.

11.2.68.3 The use of land or building in this Arterial Commercial Special Zone No. 68 (C6 Sp. 68) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial Special Zone No. 68 (C6 Sp. 68):



**11.2.69 Neighbourhood Commercial Special Zone No. 69 (C5 Sp.69)**

11.2.69.1 The property description of this Neighbourhood Commercial Special Zone No. 69 (C5 Sp.69) is PIN 49151-0150, Lots 497-506, Plan 93 Widdifield, except Part 1 on Plan 36R11564 in the City of North Bay, District of Nipissing along Chippewa Street West in the City of North Bay as shown on the attached Schedule and on Schedule "B-52."

11.2.69.2 The regulations for this Neighbourhood Commercial Special Zone No. 69 (C5 Sp.69) are as follows:

i) The minimum rear yard setback shall be 5.8 metres.

11.2.69.3 The use of land or building in this Neighbourhood Commercial Special Zone No. 69 (C5 Sp.69) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 69 (C5 Sp.69):



**11.2.70 Arterial Commercial Special Zone No. 70 (C6. Sp.70)**

11.2.70.1 The property description of this Arterial Commercial Special Zone No. 70 (C6 Sp.70) is PIN # 49180-0445, Part of Lots 31 & 32 CON 13 West Ferris Designated as Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 25, 28, 31 & 33, 36R13209; S/T Easement over Parts 5, 8, 9, 11, 12, 36R13209 as in LT63234; S/T Easement over Parts 3, 7, 8, 9, 10, 16, 17, & 28, 36R13209 as in BS101425; Subject to an Easement over Parts 14, 15, 17, 18, 25, 28, 31, & 33, 36R13209 In Favour of Part Lots 31 & 32 CON 13 Designated as Parts 26, 27, 29, 30, 32, 34, & 35, 36R13209 as in BS101713; Together with an Easement over parts 19, 26,29, 32, & 34, 36R13209 as in BS101712; City of North Bay, District of Nipissing along Pinewood Park Drive in the City of North Bay as shown on the attached Schedule and on Schedule "B-84."

11.2.70.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial Special Number 70 (C6. Sp.70) except for the following uses:

- All those uses permitted in an Arterial Commercial (C6) zone; and
- Retail Store, Local.

11.2.70.3 The use of land or building in this Arterial Commercial Special Zone No. 70 (C6. Sp.70) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Arterial Commercial Special Zone No. 70 (C6 Sp.70):



**11.2.71 Neighbourhood Commercial Special Zone No. 71 (C5 Sp. 71)**

11.2.71.1 The property description of this "Neighbourhood Commercial Special Zone No. 71 (C5 Sp. 71)" is PIN 49150-0511 PCL 6848 SEC WF; LT 227 PL M186 WIDDIFIELD; PT LT 226 PL M186 WIDDIFIELD AS IN LT81877; NORTH BAY; DISTRICT OF NIPISSING and PIN 49150-0513 PCL 17231 SEC WF; PT LANE PL M45 WIDDIFIELD PT 3, 36R7354; S/T LT270887; NORTH BAY; DISTRICT OF NIPPISSING along Olive Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-44."

11.2.71.2 No person shall use land, or use, erect, or construct any building or structure in this "Neighbourhood Commercial Special Zone No. 71 (C5 Sp. 71)" except for the following uses:

- Office, professional.

11.2.71.3 The regulations for this "Neighbourhood Commercial Special Zone No. 71 (C5 Sp. 71)" are as follows:

- i) The minimum easterly side yard setback shall be 2.9 metres;
- ii) The minimum rear yard setback shall be 3.44 metres; and
- iii) The required landscaping buffer shall be nil.

11.2.71.3 The use of land or building in this Neighbourhood Commercial Special Zone No. 71 (C5 Sp. 71) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Neighbourhood Commercial Special Zone No. 71 (C5 Sp. 71):



**11.2.72 General Commercial Outer Core Special Zone No. 72 (C2 Sp. 72)**

11.2.72.1 The property description of this "General Commercial Outer Core Special Zone No. 72 (C2 Sp. 72)" is LT C PL 62 Widdifield, City of North Bay, District of Nipissing in the block bounded Cassells Street, Seventh Avenue West, Fraser Street and King Street West as shown on the attached Schedule and on Schedule "B-52."

11.2.72.2 No person shall use land, or use, erect, or construct any building or structure in this "General Commercial Outer Core Special Zone No. 72 (C2 Sp. 72)" except for the following uses:

- Parking Area

11.2.72.3 The use of land or building in this "General Commercial Outer Core Special Zone No. 72 (C2 Sp. 72)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

Schedule to General Commercial Outer Core Special Zone No. 72 (C2 Sp. 72):



**11.2.73 General Commercial Inner Core Special Zone No. 73 (C1 Sp. 73)**

- 11.2.73.1 The property description of this "General Commercial Inner Core Special Zone No. 73 (C1 Sp.73)" is PT LT 21 CON D WIDDIFIELD, PTS 1, 5 To 8, 17 & 19, 36R11988 S/T Easement Over PTS 5 to 8 & 19, 36R11988 As In BS13754; T/W Easement Over PTS 5, 8, 17, 18 And 19, 36R11715 & PTS 2, 3 And 4, 36R11988 As In BS13754; City of North Bay; District of Nipissing along Oak Street West in the City of North Bay as shown on the attached Schedule and on Schedule "B-51".
- 11.2.73.2 The regulations for this "General Commercial Inner Core Special Zone No. 73 (C1 Sp.73)" are as follows:
- i) Minimum Rear Yard Setback of 2.3 metres
- 11.2.73.3 The use of land or building in this "General Commercial Inner Core Special Zone No. 73 (C1 Sp.73)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

Schedule to General Commercial Inner Core Special Zone No. 73 (C1 Sp. 73):



## **11.3 Industrial Special Zones**

### **11.3.1 Restricted Industrial Special Zone No. 1 (M4 Sp. 1)**

11.3.1.1 The property description for this Restricted Industrial Special Zone No. 1 (M4 Sp. 1) is All of Lots 26 and 28, Concession XV, Part of Lots 25, 26, 27, 28, 29, 30, 31, 32, Concession XIV, Part Lot 25, and all of Lots 26, 27, 28, 29 and Part of Lots 30, 31, 32, Concession XIII, all of Lots 25, 26, 27, 28, Concession XII, and Part of Lots 29, 30, 31, Concession XII, all of Lots 25, 26, 27 and 30, Concession XI, and Part of Lots 28, 29 and 31, Concession XI in the former Township of West Ferris, now in the City of North Bay.

11.3.1.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 1 (M4 Sp. 1) except for the following uses:

- The heavy industrial, manufacturing and testing operations of E.T.I. Explosives technologies International Ltd. and any associated or affiliated corporations or partnerships within the lands owned by E.T.I. Explosives Technologies International Ltd. including the heavy industrial, manufacturing and testing operation of Fabrene Inc. on the portions of the lands leased or transferred to Fabrene Inc.
- An apartment within the main building for an essential workman or caretaker.
- Administrative offices associated with and integral to the main Industrial Use.
- Outside storage shall be permitted.

11.3.1.3 The regulations for this Restricted Industrial Special Zone No. 1 (M4 Sp. 1) are:

- i) The minimum front yard shall be 15m.
- ii) The minimum rear yard setback shall be 12m except:
  - a. Where the rear lot line abuts a residential or open space zone, the set- back from said rear lot line shall be a minimum of 15m, or
  - b. Where a rear lot line abuts a railway, the setback from the rear lot line may be nil.
- iii) The minimum side yard setback shall be 4.5m except:
  - a. Where the side lot line abuts a residential or open space zone, the setback from said side lot line shall be a minimum of 9m, or
  - b. Where a side lot line abuts a street, setback from said side lot line shall be a minimum of 9m, or
  - c. Where a side lot line abuts a railway, the setback from said lot line may be nil.



11.3.1.3 The use of land in this Restricted Industrial Special Zone No. 1 (M4 Sp. 1) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 1 (M4 Sp. 1):



## **11.3.2 Restricted Industrial Special Zone No. 2 (M4 Sp. 2)**

11.3.2.1 The property description for this Restricted Industrial Special Zone No. 2 (M4 Sp. 2) is Part of the Southeast corner of Lot 13, Concession B in the former Township of Widdifield.

11.3.2.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 2 (M4 Sp. 2) except for the following uses:

- The operation of a Contractor's yard, ware-housing, and storage uses.
- An apartment within the main building for an essential workman or caretaker
- Administrative offices associated with and integral to the main Industrial Use.
- Outside Storage will be permitted, but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than 1.8m, but not greater than the height of the first storey of the main building on the property.

11.3.2.3 The regulations for Restricted Industrial Special Zone No. 2 (M4 Sp. 2) are as follows:

- i) The minimum front yard shall be 15m.
- ii) The minimum rear yard setback shall be 12m except:
  - a. Where the rear lot line abuts a residential or open space zone, the setback from said rear lot line shall be a minimum of 15m,
  - b. Where a rear lot line abuts a railway, the setback from the rear lot line may be nil.
- iii) The minimum side yard set-back shall be 4.5m except:
  - a. Where the side lot line abuts a residential or open space zone or rural zone, the set-back from said side lot line shall be a minimum of 9m;
  - b. Where a side lot line abuts a street, set-back from said side lot line shall be a minimum of 9m, or
  - c. Where a side lot line abuts a railway, the setback from said side lot line may be nil.

11.3.2.3 The use of land in this Restricted Industrial Special Zone No. 2 (M4 Sp.2) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 2 (M4 Sp. 2):



### **11.3.3 Restricted Industrial Special Zone No. 3 (M4 Sp. 3)**

11.3.3.1 The property description for this Restricted Industrial Special Zone No. 3 (M4 Sp. 3) is Part 2, NR-1035 and Parcel 5853 W&F being Part of the Southeast corner of Lot 21, Concession 2 in the former Township of Widdifield.

11.3.3.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 3 (M4 Sp. 3) except for the following uses:

- The operations of Trans Canada Pipelines Ltd. as shown on Schedule C-10 to this By-law.
- Existing detached residential dwelling units for essential workman or caretaker.
- Administrative offices associated with and integral to the main Industrial use.
- Outside Storage will be permitted, but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than 1.8m, but not greater than the height of the first storey of the main building on the property.

11.3.3.3 The regulations for the Restricted Industrial Special Zone No. 3 (M4 Sp. 3) are as follows:

- i) The minimum front yard shall be 15m
- ii) The minimum rear yard set-back shall be 12m except:
  - a. Where the rear lot line abuts a residential or open space zone the setback from said rear lot line shall be a minimum of 15m, or
  - b. Where a rear lot line abuts a railway the setback from the rear lot line may be nil.
- iii) The minimum side yard setback shall be 4.5m except:
  - a. Where the side lot line abuts a residential or open space zone, the setback from said side lot line shall be a minimum of 9m, or
  - b. Where a side lot line abuts a street, set-back from said side lot line shall be a minimum of 9m, or
  - c. Where a side lot line abuts a railway, the setback from said lot line may be nil.

11.3.3.3 The use of land in this Restricted Industrial Special Zone No. 3 (M4 Sp. 3) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 3 (M4 Sp. 3):



#### **11.3.4 Light Industrial Special Zone No. 4 (M1 Sp. 4)**

11.3.4.1 The property description of this Light Industrial Special Zone No. 4 (M1 Sp. 4) is Plan 38, Lots 6, 7 and 8 and Part of Lot 5.

11.3.4.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 4 (M1 Sp. 4) except for the following uses:

- The use of land, building or structure designed for the manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and includes food, beverages, tobacco, rubber, leather, textile, knitting, woodworking or similar industries where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority; construction contractor yards.
- All uses in a Light Industrial One (M.1) zone.
- Administrative offices associated with and integral to the main industrial use.
- An apartment within the main building for an essential workman or caretaker.

11.3.4.3 The regulations for this Light Industrial Special Zone No. 4 (M1 Sp. 4) are as follows:

- i) The minimum front yard set-back shall be 15m.
- ii) The minimum rear yard set-back shall be 12m except:
  - a. Where the rear lot line abuts a residential or open space zone, the setback from said rear lot line shall be a minimum of 15m, or where the rear lot line abuts a railway, the setback from the rear lot line may be nil.
- iii) The minimum side yard setback shall be four and 4.5m except:
  - a. Where the side lot line abuts a residential or open space zone, the setback from said side lot line shall be a minimum of 9m, or
  - b. Where a side lot line abuts a street, setback from said side lot line shall be a minimum of 9m, or
  - c. Where a side lot line abuts a railway, the setback from said side lot line may be nil.

11.3.4.3 The use of land in this Light Industrial Special Zone No. 4 (M1 Sp. 4) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Light Industrial Special Zone No. 4 (M1 Sp. 4):





### **11.3.5 Light Industrial Special Zone No. 5 (M1 Sp. 5)**

11.3.5.1 The property descriptions of this Light Industrial Special Zone No. 5 (M1 Sp. 5) are Plan 38, Lots 17 through 25 and Part of Railway Street, Plan 74, Lots 10, 11, 12 and Part of Lot 13, as well as Part of Railway Street & Plan 36R-5834, Parts 7, 8, 9 and Part of Parts 3, 4, 5.

11.3.5.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 5 (M1 Sp. 5) except for the following uses:

- The use of land, building or structure designed for the manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and includes food, beverages, tobacco, rubber, leather, textile, knitting, woodworking, or similar industries where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority;
- All uses in a Light Industrial One (M.1) zone.
- Administrative offices associated with and integral to the main industrial use.
- An apartment within the main building for an essential workman or caretaker.
- Outside Storage will be permitted, but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than 1.8m, but not greater than the height of the first storey of the main building on the property.
- The operations of a recreation/ gymnastics club to be conducted within the existing industrial building.

11.3.5.3 The regulations for this Light Industrial Special Zone No. 5 (M1 Sp. 5) are as follows:

- i) The minimum front yard shall be 7.2m.
- ii) The minimum rear yard setback shall be 12m except:
  - a. Where the rear lot line abuts a residential or open space zone, the setback from said rear lot line shall be a minimum of 15m, or
  - b. Where the rear lot line abuts a railway, the setback from the rear lot line may be nil.
- iii) The minimum side yard setback shall be 4.5m except:
  - a. where the side lot line abuts a residential or open space zone, the setback from said side lot line shall be a minimum of 9m, or
  - b. where a side lot line abuts a street, setback from said

- side lot line shall be a minimum of 9m, or
- c. Where a side lot line abuts a railway, the setback from said side lot line may be nil.

11.3.5.4 The use of land in this Light Industrial Special Zone No. 5 (M1 Sp. 5) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Light Industrial Special Zone No. 5 (M1 Sp. 5):



### **11.3.6 Light Industrial Special Zone No. 6 (M1 Sp. 6)**

11.3.6.1 The property descriptions of this Light Industrial Special Zone No. 6 (M1 Sp. 6) are Plan 38, Lots 17 through 25 and Part of Railway Street, Plan 74, Lots 10, 11, 12 and Part of Lot 13, as well as Part of Railway Street & Plan 36R-5834, Parts 7, 8, 9 and Part of Parts 3, 4, 5.

11.3.6.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 6 (M1 Sp. 6) except for the following uses:

- The use of land, building or structure designed for the manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and includes food, beverages, tobacco, rubber, leather, textile, knitting, woodworking, or similar industries where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority;
- All uses in a Light Industrial One (M.1) zone.
- Administrative offices associated with and integral to the main industrial use.
- An apartment within the main building for an essential workman or caretaker.
- Outside Storage will be permitted, but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than 1.8m, but not greater than the height of the first storey of the main building on the property.
- The operations of a recreation/ gymnastics club to be conducted within the existing industrial building.

11.3.6.3 The regulations for this Light Industrial Special Zone No. 6 (M1 Sp. 6) are as follows:

- i) The minimum front yard shall be 7.2m.
- ii) The minimum rear yard setback shall be 12m except:
  - a. Where the rear lot line abuts a residential or open space zone, the setback from said rear lot line shall be a minimum of 15m, or
  - b. Where the rear lot line abuts a railway, the setback from the rear lot line may be nil.
- iii) The minimum side yard setback shall be 4.5m except:
  - a. Where the side lot line abuts a residential or open space zone, the setback from said side lot line shall be a minimum of 9m, or
  - b. Where a side lot line abuts a street, setback from said

side lot line shall be a minimum of 9m, or

c. Where a side lot line abuts a railway, the setback from said side lot line may be nil.

- 11.3.6.3 The use of land in this Light Industrial Special Zone No. 6 (M1 Sp. 6) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Light Industrial Special Zone No. 6 (M1 Sp. 6):



### **11.3.7 Light Industrial Special Zone No. 7 (M1 Sp. 7)**

11.3.7.1 The property descriptions of this Light Industrial Special Zone No. 7 (M1 Sp. 7) are Plan 38, Lots 17 through 25 and Part of Railway Street, Plan 74, Lots 10, 11, 12 and Part of Lot 13, as well as Part of Railway Street & Plan 36R-5834, Parts 7, 8, 9 and Part of Parts 3, 4, 5.

11.3.7.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 7 (M1 Sp. 7) except for the following uses:

- The use of land, building or structure designed for the manufacturing, assembling, processing, preparing, inspecting or ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substances or things, and includes food, beverages, tobacco, rubber, leather, textile, knitting, woodworking, or similar industries where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority;
- All uses in a Light Industrial One (M.1) zone.
- Administrative offices associated with and integral to the main industrial use.
- An apartment within the main building for an essential workman or caretaker.
- Outside Storage will be permitted, but shall not be conducted in the front yard and shall be enclosed and adequately screened in the form of opaque landscaping or fencing to a height of not less than 1.8m, but not greater than the height of the first storey of the main building on the property.
- The operations of a recreation/ gymnastics club to be conducted within the existing industrial building.

11.3.7.3 The regulations for this Light Industrial Special Zone No. 7 (M1 Sp. 7) are as follows:

- i) The minimum front yard shall be 7.2m.
- ii) The minimum rear yard setback shall be 12m except:
  - a. where the rear lot line abuts a residential or open space zone, the setback from said rear lot line shall be a minimum of 15m, or
  - b. Where the rear lot line abuts a railway, the setback from the rear lot line may be nil.
- iii) The minimum side yard setback shall be 4.5m except:
  - a. Where the side lot line abuts a residential or open space zone, the setback from said side lot line shall be a minimum of 9m, or

- b. Where a side lot line abuts a street, setback from said side lot line shall be a minimum of 9m, or where a side lot line abuts a railway, the setback from said side lot line may be nil.

11.3.7.3 The use of land in this Light Industrial Special Zone No. 7 (M1 Sp. 7) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Light Industrial Special Zone No. 7 (M1 Sp. 7):



### **11.3.8 Light Industrial Special Zone No. 8 (M1 Sp. 8)**

11.3.8.1 The property description of this Light Industrial Special Zone No. 8 (M1 Sp. 8) is Plan No. 75, Lots 68, 69 and 70 and Plan 36R-5463, Part 1.

11.3.8.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 8 (M1 Sp. 8) except for the following uses:

- Clubs and fraternal organizations;
- Accessory uses to the above.

11.3.8.3 The regulations for this Light Industrial Special Zone No. 8 (M1 Sp. 8) are as follows:

- i) The maximum lot coverage shall be 20 percent.
- ii) The setback from the front lot line shall be a minimum of 7.6m.
- iii) The setback from the side lot line shall be a minimum of 1.2m.
- iv) The setback from the rear lot line shall be a minimum of 1.8m.
- v) The parking requirements shall be 1 parking space for every 5 seats or 3m of bench space of its maximum seating capacity; where there are no fixed seats, 1 parking space for each 9m<sup>2</sup> of floor area devoted to public use.

11.3.8.3 The use of land in this Light Industrial Special Zone No. 8 (M1 Sp. 8) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Light Industrial Special Zone No. 8 (M1 Sp. 8):



**11.3.9 Industrial Commercial Special Zone No. 9 (MC Sp. 9)**

11.3.9.1.1 The property description for this Industrial Commercial Special Zone No. 9 (MC Sp. 9) are Parts 1 and 2, Plan NR-1792, Part 1, Plan 36R-3515 and Part 1, Plan NR-2060 & Lots 307-312 and 322-327 inclusive, Plan M-167.

11.3.9.2 No person shall use land or erect or construct any building or structure in this Industrial (Commercial) Special Zone No. 9 (MC Sp. 9) except for the following uses:

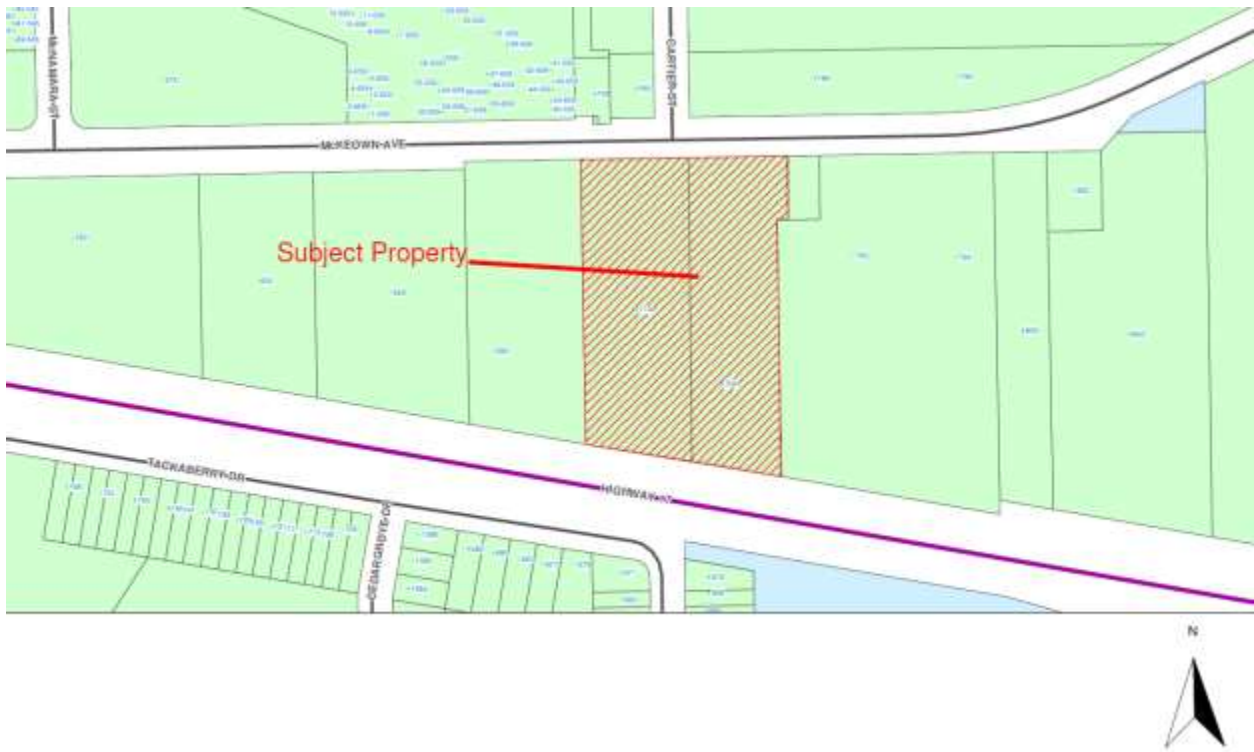
- Administrative offices;
- Storage and warehousing associated with the main use.

11.3.9.3 The regulations for this Industrial Commercial Special Zone No. 9 (MC Sp. 9) are as follows:

- i) The maximum lot coverage shall be 40 percent
- ii) The minimum front yard setback shall be 15m
- iii) The minimum side yard setback shall be 1.5m
- iv) The minimum rear yard setback shall be 7.6m.

11.3.9.4 The use of land or buildings in this Industrial Commercial Special Zone No. 9 (MC Sp. 9) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 9 (MC Sp. 9):



**11.3.10 Industrial Commercial Special Zone No. 10 (MC Sp. 10)**

11.3.10.1 The property description for this Industrial Commercial Special Zone No. 10 (MC Sp. 10) are Parts 1 and 2, Plan NR-1792, Part 1, Plan 36R-3515 and Part 1, Plan NR-2060 & Lots 307-312 and 322-327 inclusive, Plan M-167.

11.3.10.2 No person shall use land or erect or construct any building or structure in this Industrial Commercial Special Zone No. 10 (MC Sp. 10) except for the following uses:

- Administrative offices;
- Storage and warehousing associated with the main use.

11.3.10.3 The regulations for this Industrial Commercial Special Zone No. 10 (MC Sp. 10) are as follows:

- i) The maximum lot coverage shall be 40 percent.
- ii) The minimum front yard setback shall be 15m.
- iii) The minimum side yard setback shall be 1.5m.
- iv) The minimum rear yard setback shall be 7.6m.

11.3.10.4 The use of land or buildings in this Industrial Commercial Special Zone No. 10 (MC Sp. 10) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 10 (MC Sp. 10):



**11.3.11 Industrial Commercial Special Zone No. 11 (MC Sp. 11)**

11.3.11.1 The property description of this Industrial Commercial Special Zone No. 11 (MC Sp. 11) is Part of Part 1, Plan 36R-7682 along Ferris Drive and Birchs Road in the City of North Bay.

11.3.11.2 No person shall use land, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 11 (MC Sp. 11) except for the following uses:

- Restaurant not to exceed 2,000m<sup>2</sup> in gross floor space.

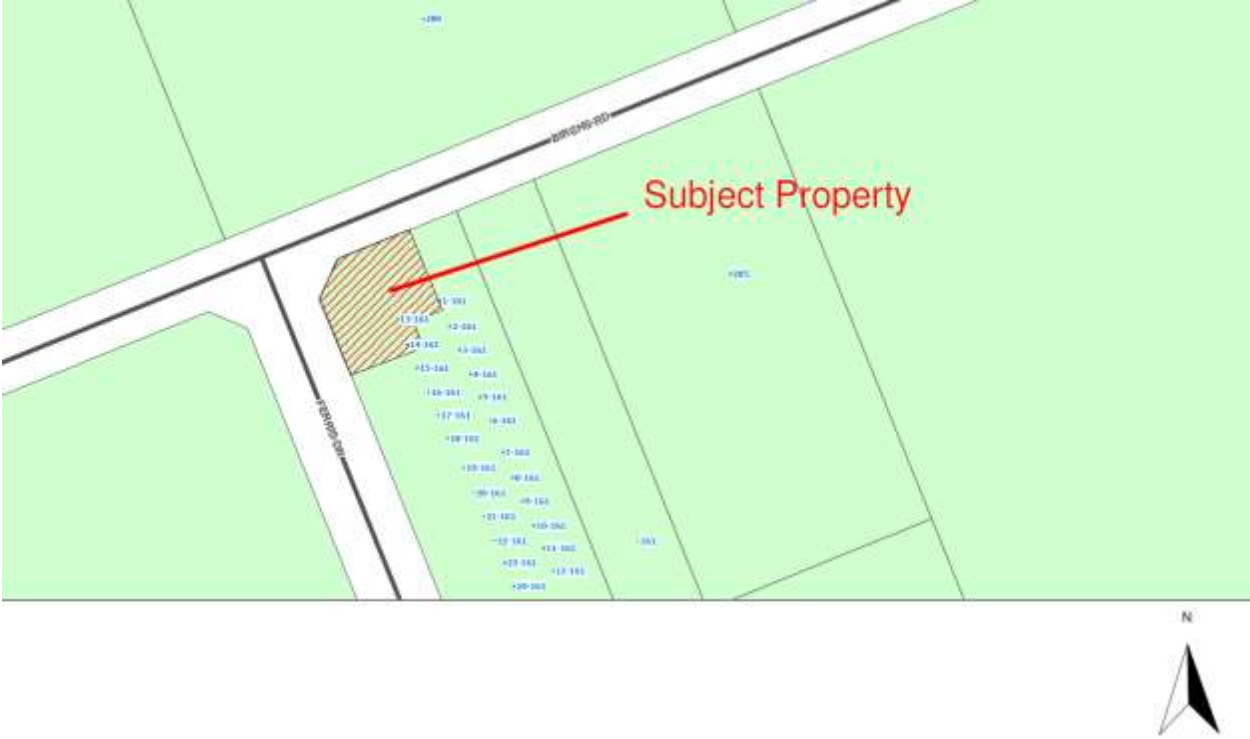
11.3.11.3 The regulations for this Industrial Commercial Special Zone No. 11 (MC Sp. 11) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 10 percent.
- ii) The minimum front yard setback shall be 18.2m.
- iii) The minimum northerly side yard setback shall be 25.6m.
- iv) The minimum southerly side yard setback shall be nil.
- v) The minimum rear yard setback shall be nil.

11.3.11.4 The use of land or buildings in this Industrial Commercial Special Zone No. 11 (MC Sp. 11) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Industrial Commercial Special Zone No. 11 (MC Sp. 11):



**11.3.12 Industrial Commercial Special Zone No. 12 (MC Sp. 12)**

11.3.12.1 The property description of this Industrial Commercial Special Zone No. 12 (MC Sp. 12) is Plan M-167, Lots 3, 4, 11, 12 and 13, Plan 36R-2326, Part 19, Plan 36R-9518, Part 1 along Gormanville Road in the City of North Bay.

11.3.12.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 12 (MC Sp. 12), except for the following uses:

- Auto dealerships and service establishments;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurants and taverns;
- Service stations or gas bars;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building;
- Outside storage associated with and accessory to the main industrial-commercial uses.

11.3.12.3 The use of land or buildings in this Industrial Commercial Special Zone No. 12 (MC Sp. 12) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 12 (MC Sp. 12):



### **11.3.13 General Industrial Special Zone No. 13 (M2 Sp. 13)**

11.3.13.1 The property description of this General Industrial Special Zone No. 13 (M2 Sp. 13) is Part 1, Plan 36R-3507, save and except that part zoned as Open Space 2, along Commerce Court.

11.3.13.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No. 13 (M2 Sp. 13) except for the following uses:

- Professional offices;
- All uses permitted in a Light Industrial (M1) zone;
- administrative offices associated with and integral with the main use;
- 1 apartment unit within the main building for an essential workman or caretaker.
- All permitted uses shall be conducted within an enclosed building or structure with no outside storage permitted.

11.3.13.3 The regulations for this General Industrial Special Zone No. 13 (M2 Sp. 13) are as follows:

- i) Maximum lot coverage shall be 50 percent.
- ii) The setback from the front lot line shall be a minimum of 15m
  - a. Except as required by Sub-clauses (b), (c) and (d), the setback from the side lot line shall be a minimum of 4.5m.
- iii) Where a side lot line abuts a Residential or Open Space zone, the setback from the said side lot line shall be a minimum of 9m.
- iv) Where a side lot line abuts a street, the setback from the said side lot line shall be a minimum of 9m.
- v) Where a side lot line abuts a railway, the setback from the said side lot line may be nil.
  - a. Except as required by Sub-clauses (b) and (c), the setback from the rear lot line shall be a minimum of 12m
- vi) Where the rear lot line abuts a Residential or Open Space zone, the setback from the rear lot line shall be a minimum of 15m.
- vii) Where the rear lot line abuts a railway, the setback from the said rear lot line may be nil.

11.3.13.4 The use of land in this General Industrial Special Zone No. 13 (M2 Sp. 13) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 13 (M2 Sp. 13):



**11.3.14 General Industrial Special Zone No. 14 (M2 Sp. 14)**

11.3.14.1 The property description of this General Industrial Special Zone No. 14 (M2 Sp. 14) is Part 1, Plan 36R-8279 along Booth Road and Lakeshore Drive in the City of North Bay.

11.3.14.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No. 14 (M2 Sp. 14) except for the following uses:

- Industrial commercial building not to exceed 3,502m<sup>2</sup> in gross floor space;
- Contractor's shops;
- Building supply stores;
- Home renovation stores;
- Convenience stores;
- Gas bars;
- All those uses permitted in the Light Industrial (M1) zone;
- Administrative offices associated with and integral to the main industrial-commercial uses on the property;
- 1 apartment unit within the main building for an essential workman or caretaker.

11.3.14.3 The regulations for this General Industrial Special Zone No. 14 (M2 Sp. 14) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 48.9 percent.
- ii) The minimum front yard setback shall be 15m.
- iii) The minimum southerly side yard setback shall be 15m.
- iv) The minimum northerly side yard setback shall be 7.6m.
- v) The minimum rear yard setback shall be 12.3m.

11.3.14.4 The use of land or buildings in this General Industrial Special Zone No. 14 (M2 Sp. 14) shall conform to all other regulations of this By-law, except as hereby expressly varied

Schedule to General Industrial Special Zone No. 14 (M2 Sp. 14):



**11.3.15 Industrial Commercial Special Zone No. 15 (MC Sp. 15)**

11.3.15.1 The property description of this Industrial Commercial Special Zone No. 15 (MC Sp. 15) is Part 9, Plan NR-515 along Cholette Street in the City of North Bay.

11.3.15.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 15 (MC Sp. 15) except for the following uses:

- A restaurant not to exceed 80 square metres of gross floor space.

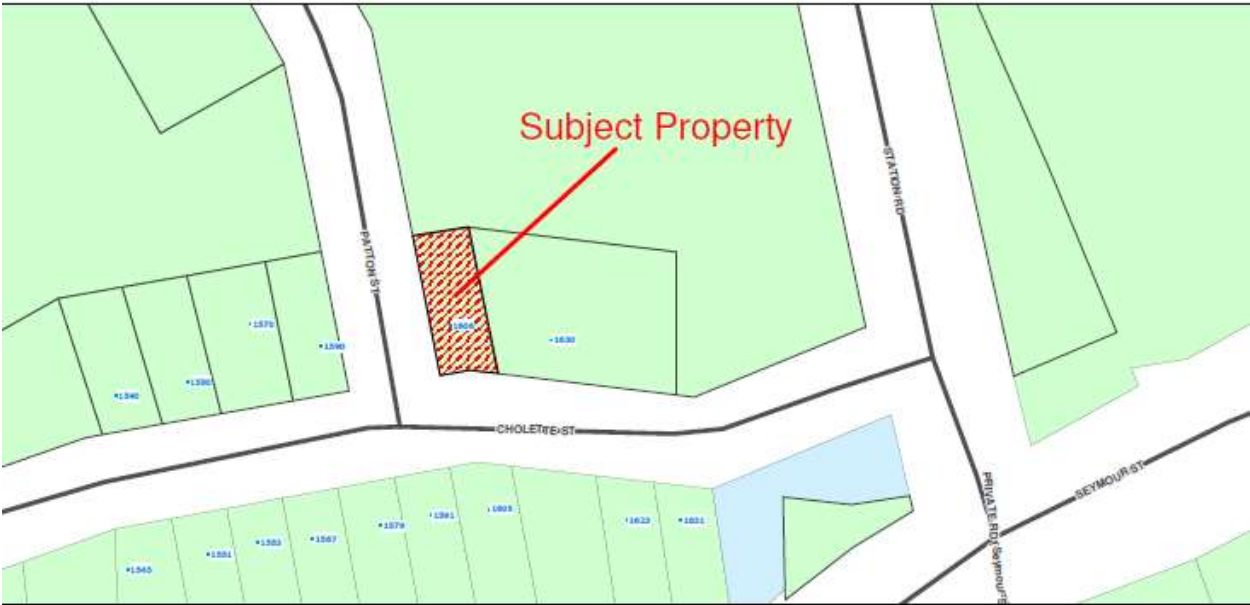
11.3.15.3 The regulations for this Industrial Commercial Special Zone No. 15 (MC Sp. 15) are as follows:

- i) The maximum gross floor area as a percent of lot area shall be 30 percent.
- ii) The minimum front yard setback shall be 7.4m.
- iii) The minimum westerly side yard setback shall be nil.
- iv) The minimum easterly side yard setback shall be 5.1m.
- v) The minimum rear yard setback shall be 11.1m.

11.3.15.4 The use of land or buildings in this Industrial Commercial Special Zone No. 15 (MC Sp. 15) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Industrial Commercial Special Zone No. 15 (MC Sp. 15):



**11.3.16 Industrial Commercial Special Zone No. 16 (MC Sp. 16)**

11.3.16.1 The property description of this Industrial Commercial Special Zone No. 16 (MC Sp. 16) is Lots 313-316 and 328-331 inclusive, Plan M-167 along Bond Street in the City of North Bay.

11.3.16.2 No person shall use land, or use, erect or construct any building or structure in this Industrial Commercial Special Zone No. 16 (MC Sp. 16) except for the following uses:

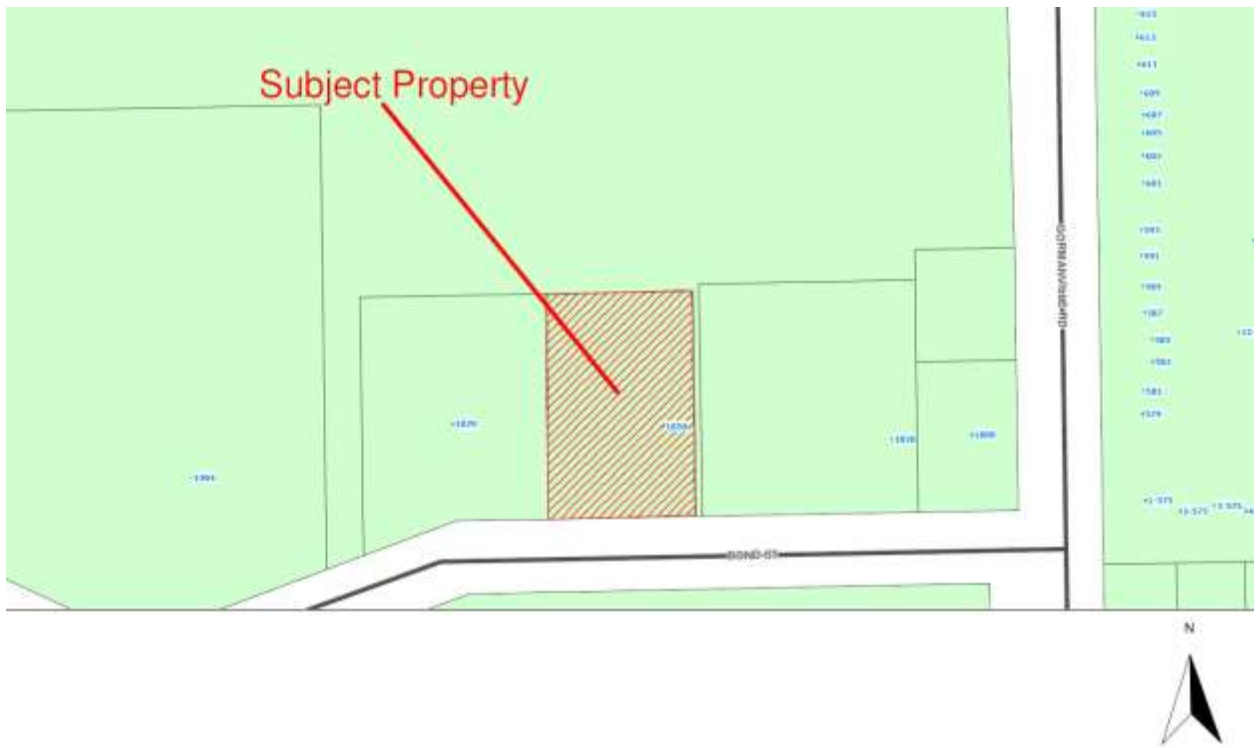
- An Administrative office building and enclosed storage and ware-housing uses associated with the main office use.

11.3.16.3 The regulations for this Industrial Commercial Special Zone No. 16 (MC Sp. 16) are as follows:

- i) The maximum gross floor area as a percent of the lot area shall be 40 percent
- ii) The minimum front yard setback shall be 15m.
- iii) The minimum easterly side yard setback shall be 2.5m.
- iv) The minimum westerly side yard setback shall be 22.6m.
- v) The minimum rear yard setback shall be 7.6m.

11.3.16.4 The use of land or buildings in this Industrial Commercial Special Zone No. 16 (MC Sp. 16) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 16 (MC Sp. 16):



**11.3.17 Industrial Commercial Special Zone No. 17 (MC Sp. 17)**

11.3.17.1 The property description of this Industrial Commercial Special Zone No. 17 (MC Sp. 17) is Parts 1, 2, and 3, Plan 36R-4274, Parts 14, 15, and 16, Plan 36R-4040, Part 1, Plan 36R-4738, Parts 1 and 2, Plan 36R-7317 along Drury Street in the City of North Bay.

11.3.17.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 17 (MC Sp. 17), except for one Industrial Commercial building not to exceed 435 square metres for the following uses:

- Auto dealerships and service establishments;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurants and taverns;
- Service stations or gas bars;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.17.3 The regulations for this Industrial Commercial Special Zone No. 17 (MC Sp. 17) are as follows:

- i) The maximum lot coverage not to exceed 20 percent of the total lot area
- ii) The minimum lot frontage shall be 65m.
- iii) The minimum front yard setback shall be 12.1m.
- iv) The minimum easterly side yard setback shall be 13.7m.
- v) The minimum westerly side yard setback shall be 6m.
- vi) The minimum rear yard setback shall be 13.7m.

11.3.17.4 The use of land or buildings in this Industrial Commercial Special Zone No. 17 (MC Sp. 17) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 17 (MC Sp. 17):



**11.3.18 Arterial Commercial (Fisher Street) Special Zone No. 18 (C6F Sp. 18)**

11.3.18.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 18 (C6F Sp. 18) is Part of Lot 25, Plan 56 and Lots 27 to 30 inclusive, Plan 76, along Fisher Street in the City of North Bay.

11.3.18.2 No person shall use land, or use, erect or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 18 (C6F Sp. 18) except for the following uses:

- Warehousing, storage and retail sales of flooring and textile products;
- Home renovation and improvement shops;
- Auto dealerships and service establishments;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurants and taverns;
- Service stations or gas bars;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential work manor caretaker within the main building;
- Service establishments that are not obnoxious. Such service establishments shall exclude convenience stores, dry cleaning depots, and local retail stores.

11.3.18.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 18 (C6F Sp. 18) are as follows:

- i) The maximum lot coverage not to exceed 45 percent of the total lot area.
- ii) The minimum lot frontage shall be 62.4m.
- iii) The minimum front yard setback shall be 9m.
- iv) The minimum westerly side yard setback shall be 2.5m.
- v) The minimum easterly side yard setback shall be 19.7m.
- vi) The minimum rear yard setback shall be nil.

11.3.18.4 The use of land or buildings in this Arterial Commercial (Fisher Street) Special Zone No. 18 (C6F Sp. 18) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Fisher Street) Special Zone No. 18 (C6F Sp. 18):



**11.3.19 Arterial Commercial (Fisher Street) Special Zone No. 19 (C6F Sp. 19)**

11.3.19.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 19 (C6F Sp. 19) is Lot 26 and Part of Lots 41, 42 and 43, Plan 76 and Lots 479, 480, 481, 482, 483 and Part Lots 476, 477, and 478, Plan M-189 along Hammond Street and Fisher Street in the City of North Bay.

11.3.19.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 19 (C6F Sp. 19) except for the following uses:

- Warehousing, storage and retail sales of flooring and textile products;
- Home renovation and improvement shops;
- Auto dealerships and service establishments;
- Service establishments that are not obnoxious;
- Banks;
- Hotels and motels;
- Public garages;
- Service stations and gas bars;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.19.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 19 (C6F Sp. 19) are as follows:

- i) The minimum front yard setback shall be nil;
- ii) The minimum easterly side yard setback shall be nil;
- iii) The minimum westerly side yard setback shall be nil;
- iv) The minimum rear yard setback shall be nil.

11.3.19.4 The use of land or buildings in this Arterial Commercial (Fisher Street) Special Zone No. 19 (C6F Sp. 19) shall conform to all other regulations of this by-law except as hereby expressly varied.



Schedule to Arterial Commercial (Fisher Street) Special Zone No. 19 (C6F Sp. 19):



**11.3.20 Industrial Commercial Special Zone No. 20 (MC Sp. 20)**

11.3.20.1 The property description of this Industrial Commercial Special Zone No. 20 (MC Sp. 20) is Parcel 3729 W&F along Franklin Street in the City of North Bay.

11.3.20.2 No person shall use land, or use, erect or construct any building or structure in this Industrial Commercial Special Zone No. 20 (MC Sp. 20), except for the following uses:

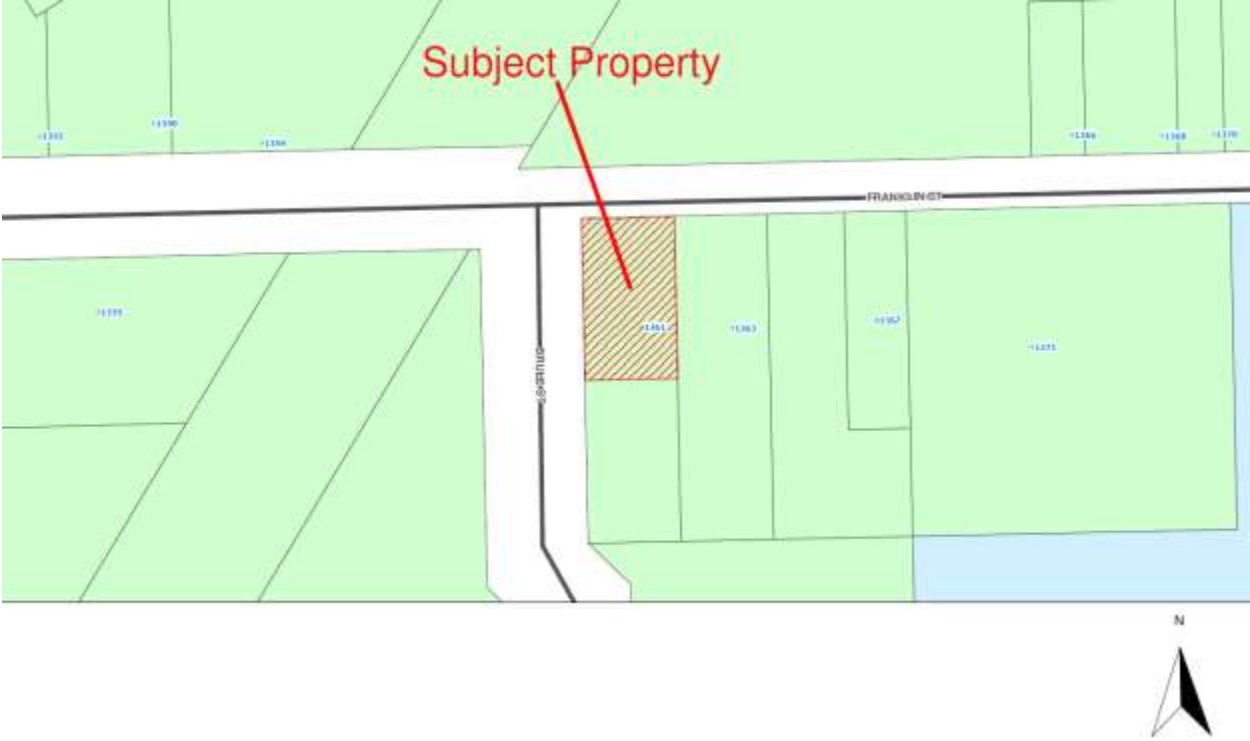
- Auto dealerships and service establishments;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurants and taverns;
- Service stations or gas bars;
- Administrative offices associated with and integral to the main industrial commercial use;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.20.3 The regulations for this Industrial Commercial Special Zone No. 20 (MC Sp. 20) zone are as follows:

- i) The minimum front yard setback shall be 7.6m.
- ii) The minimum easterly side yard setback shall be 4m.
- iii) The minimum westerly side yard setback shall be 3.5m.

11.3.20.4 The use of land or buildings in this Industrial Commercial Special Zone No. 20 (MC Sp. 20) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 20 (MC Sp. 20):



**11.3.21 Industrial Commercial Special Zone No. 21 (MC Sp. 21)**

11.3.21.1 The property description of this Industrial Commercial Special Zone No. 21 (MC Sp. 21) is Lot 1, 2 and 5, Plan M-167, Part 21 and the easterly 39.26 metres of Part 22, Plan NR-2326 along Gormanville Road in the City of North Bay.

11.3.21.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 21 (MC Sp. 21) except for the following uses:

- Neighbourhood convenience store;
- All those uses permitted in the Light Industrial (M1) zone;

11.3.21.3 The regulations for this Industrial Commercial Special Zone No. 21 (MC Sp. 21) are as follows:

- i) The minimum front yard setback shall be 10.5m.
- ii) The minimum northerly side yard setback shall be 0.3m.

11.3.21.4 The use of land or buildings in this Industrial Commercial Special Zone No. 21 (MC Sp. 21) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 21 (MC Sp. 21):



### **11.3.22 Restricted Industrial Special Zone No. 22 (M4 Sp. 22)**

- 11.3.22.1 The property description of this Restricted Industrial Special Zone No. 22 (M4 Sp. 22) is Part 1, Plan NR-2182, Part 1, Plan 36R-3165, Part 2, Plan 36R-6921, Parts 1 & 2, Plan 36R-7037 along Industrial Avenue in the City of North Bay.
- 11.3.22.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 22 (M4 Sp. 22), except for the following uses:
- Bulk sales establishments;
  - Construction contractor yards;
  - Heavy equipment storage;
  - Transportation and communications and utility yards and terminals;
  - Warehouse uses;
  - Wholesale scrap yards;
  - Foundry and smelter operations;
  - Any use permitted in a General Industrial (M2) zone;
  - 1 apartment unit for a caretaker or essential workman.
- 11.3.22.3 The regulations for this Restricted Industrial Special Zone No. 22 (M4 Sp. 22) are as follows:
- i) The minimum front yard setback shall be 8.5m.
- 11.3.22.4 The use of land or buildings in this Restricted Industrial Special Zone No. 22 (M4 Sp. 22) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 22 (M4 Sp. 22):



**11.3.23 Restricted Industrial Special Zone No. 23 (M4 Sp. 23)**

11.3.23.1 The property description of this Restricted Industrial Special Zone No. 23 (M4 Sp. 23) is Parcel 6370, Part Lot 35, Concession 14 along Birchs Road in the City of North Bay.

11.3.23.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 23 (M4 Sp. 23), except for the following uses:

- Bulk sales establishments;
- Construction contractor yards;
- Heavy equipment storage;
- Transportation and communications and utility yards and terminals;
- Warehouse uses;
- Wholesale uses;
- Scrap yards;
- A single detached dwelling for the owner, caretaker, or essential workman;
- Any use permitted in a General Industrial (M2) zone, save and except the 1 apartment unit within the main building for an essential workman or caretaker, and further said use shall not immediately require full Municipal services and shall be subject to an agreement between the prospective industry and the City.

11.3.23.3 The regulations for this Restricted Industrial Special Zone No. 23 (M4 Sp. 23) are as follows:

- i) The minimum front yard setback shall be 11.5m.

11.3.23.4 The use of land or buildings in this Restricted Industrial Special Zone No. 23 (M4 Sp. 23) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Restricted Industrial Special Zone No. 23 (M4 Sp. 23):



**11.3.24 Industrial Commercial Special Zone No. 24 (MC Sp. 24)**

11.3.24.1 The property description of this Industrial Commercial Special Zone No. 24 (MC Sp. 24) is Plan 36R-3676, Part 1 along Wallace Road in the City of North Bay.

11.3.24.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 24 (MC Sp. 24), except for the following uses:

- Computer, electronic or data processing business;
- Corporate administrative offices;
- Research and development facilities;
- Laboratory;
- Scientific, technological or communications establishments;
- Architecture, engineering, surveying, planning or design offices;
- All those uses permitted in the Light Industrial (M1) zone;
- Accessory office and business establishments;
- Accessory day-care facilities;
- Accessory convenience stores;
- Accessory restaurants;
- Automobile sales, service and leasing establishments; (116-98)
- Heavy equipment sales and service;
- Recreational vehicle sales, service and leasing; (116-98)
- Repair garages. (116-98)

11.3.24.3 The regulations for this Industrial Commercial Special Zone No. 24 (MC Sp. 24) are as follows:

- i) The maximum lot coverage not to exceed 50 percent of the total lot area.
- ii) The minimum lot area shall be not less than 4,047m<sup>2</sup>
- iii) The minimum southerly side yard setback shall be 3.5m.
- iv) The minimum northerly side yard setback shall be 4.5m.
- v) The minimum rear yard setback shall be 12m.

11.3.24.4 The use of land or buildings in this Industrial Commercial Special Zone No. 24 (MC Sp. 24) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 24 (MC Sp. 24):



**11.3.25 Industrial Business Park Special Zone No. 25 (MBP Sp. 25)**

11.3.25.1 The property description of this Industrial Business Park Special Zone No. 25 (MBP Sp. 25) is Plan 36R-8137, Part 1, being Part of Lot 37, Concession 14 along Booth Road in the City of North Bay.

11.3.25.2 No person shall use land, or use, erect or construct any building or structure in this Industrial Business Park Special Zone No. 25 (MBP Sp. 25), except for the following uses:

- Computer, electronic or data processing business;
- Corporate administrative offices;
- Research and development facilities;
- Laboratory;
- Scientific, technological or communications establishments;
- Architecture, engineering, surveying, planning or design offices;
- All those uses permitted in the General Industrial (M2) zone, excluding outside storage;
- Accessory office and business establishments;
- Accessory day-care facilities;
- Accessory convenience stores;
- Accessory restaurants;
- All permitted uses shall be conducted within an enclosed building or structure with no outside storage permitted.

11.3.25.3 The use of land or buildings in this Industrial Business Park Special Zone No. 25 (MBP Sp. 25) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Business Park Special Zone No. 25 (MBP Sp. 25):



**11.3.26 Arterial Commercial (Fisher Street) Special Zone No. 26 (C6F Sp. 26)**

11.3.26.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 26 (C6F Sp. 26) is Lots 34 and 35 and Part of Lot 36, Plan 76 along Fisher Street in the City of North Bay.

11.3.26.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 26 (C6F Sp. 26), except for the following uses:

- Warehousing, storage and retail sales of flooring and textile products;
- Home renovations and improvement shops;
- Auto dealerships and service establishments;
- Service establishments that are not obnoxious;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurant and taverns;
- Service stations and gas bars;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.26.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 26 (C6F Sp. 26) are as follows:

- i) The minimum easterly side yard setback shall be nil.
- ii) The minimum rear yard setback shall 4.2m.

11.3.26.4 The use of land or buildings in this Arterial Commercial (Fisher Street) Special Zone No. 26 (C6F Sp. 26) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Arterial Commercial (Fisher Street) Special Zone No. 26 (C6F Sp. 26):



**11.3.27 Arterial Commercial (Fisher Street) Special Zone No. 27 (C6F Sp. 27)**

11.3.27.1 The property description of this Arterial Commercial (Fisher Street) Special Zone No. 27 (C6F Sp. 27) is Part of Lot 38 and 39, Plan 76 along Fisher Street in the City of North Bay.

11.3.27.2 No person shall use land, or use, erect, or construct any building or structure in this Arterial Commercial (Fisher Street) Special Zone No. 27 (C6F Sp. 27), except for the following uses:

- Warehousing, storage and retail sales of flooring and textile products;
- Home renovations and improvement shops;
- Auto dealerships and service establishments;
- Service establishments that are not obnoxious;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurants and taverns;
- Service stations and gas bars;
- All those uses permitted in the Light Industrial M1 zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.27.3 The regulations for this Arterial Commercial (Fisher Street) Special Zone No. 27 (C6F Sp. 27) are as follows:

- i) The minimum rear yard setback shall be 4.2m.

11.3.27.4 The use of land or buildings in this Arterial Commercial (Fisher Street) Special Zone No. 27 (C6F Sp. 27) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Arterial Commercial (Fisher Street) Special Zone No. 27 (C6F Sp. 27):



**11.3.28 Restricted Industrial Special Zone No. 28 (M4 Sp. 28)**

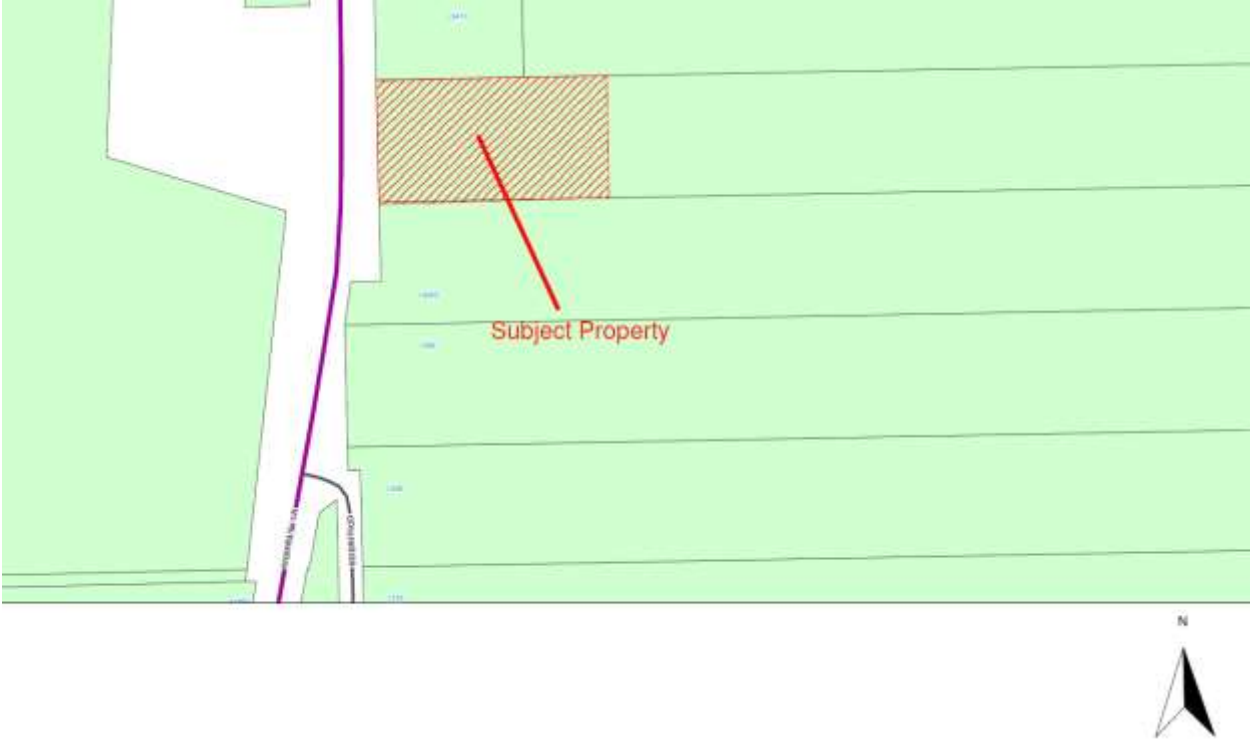
11.3.28.1 The property description of this Restricted Industrial Special Zone No. 28 (M4 Sp. 28) is the westerly 600 feet of Parts 1 and 2, Plan 36R-9281, part Lot 20, Concession 1 along Highway 11 North in the City of North Bay.

11.3.28.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 28 (M4 Sp. 28), except for the following uses:

- Bulk sales establishments;
- Construction contractor yards;
- Heavy equipment storage;
- Transportation and communications, and utility yards and terminals;
- Warehouse uses;
- Wholesale uses;
- Any use permitted in a General Industrial (M2) zone which does not immediately require full Municipal services, subject to an agreement between the prospective industry and the City;
- 1 apartment unit shall be permitted for a caretaker or essential workman, provided that the said unit is located within the main building.

11.3.28.3 The use of land or buildings in this Restricted Industrial Special Zone No. 28 (M4 Sp. 28) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 28 (M4 Sp. 28):



### **11.3.29 General Industrial Special Zone No. 29 (M2 Sp. 29)**

11.4.29.1 The property description of this General Industrial Special Zone No. 29 (M2 Sp. 29) is Plan No. M-36, Lots 83 to 85, 90 to 93, 98 to 100, Part Lots 81, 82, 94 to 97, 112 to 115, Reference Plan No. 36R-2791, Parts 2 & 4, and Reference Plan No. 36R-2583, Parts 1 & 5, known locally as 1704 to 1730 Main Street West in the City of North Bay.

11.4.29.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No. 29 (M2 Sp. 29) except for the following uses:

- Those uses permitted in a Light Industrial (M1) zone.
- Industrial Class 2 Uses:
  - Auto Dealerships and Service Establishments
  - Body shop
  - Bulk sales establishments
  - Data processing firm
  - Garden centre
  - Heavy Equipment Sales and Service
  - Heavy Equipment Storage
  - Recreational Vehicle and Equipment Sales and Service
  - Repair garage
  - Self-Storage Uses
  - Transportation & Communications, Utility Yards, Terminals
  - Warehouse and Storage Uses
  - Administrative offices or day nursery or both associated with and integral with the main use.
  - 1 apartment unit within the main building for an essential worker, owner/operator or caretaker.
- Outdoor storage is permitted, subject to the provisions of Table 7C of the City of North Bay's Zoning By-law.

11.4.29.3 The regulations for this General Industrial Special Zone No. 29 (M2 Sp. 29) are as follows:

- i) The minimum easterly exterior side yard setback shall be 3m; and
- ii) The minimum front yard setback shall be 1m.

11.4.29.4 The use of land or building in this General Industrial Special Zone No. 29 (M2 Sp. 29) shall conform to all other regulations of this By-law except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 29 (M2 Sp. 29):



**11.3.30 Industrial Business Park Special Zone No. 30 (MBP Sp. 30)**

11.3.30.1 The property description of this Industrial Business Park Special Zone No. 30 (MBP Sp. 30) is Part of Parts 1, 2, 3 and Part 4, Plan NR-752 and Parts 6 and 7, Plan 36R-5424 along Seymour Street in the City of North Bay.

11.3.30.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Business Park Special Zone No. 30 (MBP Sp. 30) except for the following uses:

- Computer, electronic or data processing business;
- Corporate administrative offices;
- Research and development facilities;
- Laboratory;
- Scientific, technological or communications establishments;
- Architecture, engineering, surveying, planning or design offices;
- Veterinary clinic;
- Instructional services;
- Garden centre;
- All those uses permitted in the Light Industrial (M1) zone;
- Accessory office and business establishments;
- Accessory day-care facilities;
- Accessory convenience stores;
- Accessory restaurants.

11.3.30.3 The use of land or building in this Industrial Business Park Special Zone No. 30 (MBP Sp. 30) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Business Park Special Zone No. 30 (MBP Sp. 30):



**11.3.31 Industrial Commercial Special Zone No. 31 (MC Sp. 31)**

11.3.31.1 The property description of this Industrial Commercial Special Zone No. 31 (MC Sp. 31) is Part 6, Plan NR 1441 along Drury Street in the City of North Bay.

11.3.31.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 31 (MC Sp. 31) except for the following uses:

- Furniture sales showroom and warehouse;
- Warehousing, storage and retail sales of flooring and textile products;
- Home renovation and improvement shops;
- Auto dealerships and service establishments;
- Service establishments that are not obnoxious;
- Banks;
- Hotels and motels;
- Public garages;
- Restaurants and taverns;
- Service stations and gas bars;
- All those uses permitted in the Light Industrial M1 zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.31.3 The regulations for this Industrial Commercial Special Zone No. 31 (MC Sp. 31) are as follows:

- i) The minimum front yard setback shall be 4.5m
- ii) The minimum westerly side yard shall be nil;
- iii) The minimum rear yard shall be 7m.

11.3.31.4 The use of land or building in this Industrial Commercial Special Zone No. 31 (MC Sp. 31) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Industrial Commercial Special Zone No. 31 (MC Sp. 31):



**11.3.32 Restricted Industrial Special Zone No. 32 (M4 Sp. 32)**

11.3.32.1 The property description of this Restricted Industrial Special Zone No. 32 (M4 Sp. 32) is Part 1, Plan 36R-8072, Part Lot 21, Concession 2 along Highway 11 North in the City of North Bay.

11.3.32.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 32 (M4 Sp. 32) except for the following uses:

- A maximum 185.8m<sup>2</sup> industrial building to be used for warehousing, display and sale of windows and doors and accessory hardware. Said industrial building may also be used for a wood-working shop associated with a home renovation and improvement business including the storage and repair of the owner/operator's business and personal vehicles;
- A single detached dwelling;
- All uses of the subject lands shall be conducted by the owner/resident of said lands;
- All permitted uses shall be conducted within an enclosed building with no outside storage permitted.

11.3.32.3 The use of land or building in this Restricted Industrial Special Zone No. 32 (M4 Sp. 32) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 32 (M4 Sp. 32):



**11.3.33 Industrial Commercial Special Zone No. 33 (MC Sp. 33)**

- 11.3.33.1 The property description of this Industrial Commercial Special Zone No. 33 (MC Sp. 33) is Plan M-189, Lots 620, 621, Part Lots 618, 619 and Plan NR-840, Pts. 1 and 5, Parcels 8476 W&F and 8788 W&F along McGaughey Avenue in the City of North Bay.
- 11.3.33.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 33 (MC Sp. 33) except for the following uses:
- Auto dealerships and service establishments;
  - Banks;
  - Hotels and motels;
  - Public garages;
  - Restaurant and taverns;
  - Service stations and gas bars;
  - All those uses permitted in the Light Industrial M1 zone;
  - 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.
- 11.3.33.3 The regulations for this Industrial Commercial Special Zone No. 33 (MC Sp. 33) are as follows;
- i) The minimum front yard setback shall be nil
  - ii) The minimum northerly side yard setback shall be nil.
- 11.3.33.4 The use of land or building in this Industrial Commercial Special Zone No. 33 (MC Sp. 33) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 33 (MC Sp. 33):



### **11.3.34 General Industrial Special Zone No. 34 (M2 Sp. 34)**

- 11.3.34.1 The property description of this General Industrial Special Zone No. 34 (M2 Sp. 34) is Plan 89, Part Lots 16 to 20, Plan 15, Part Lots 66 to 70, R.C.P. 4, Lots 2, 3, 4 including Plan 36R-10000, Part 1 and part of the unopened portions of the Main Street and Rock Street road allowances along Main Street in the City of North Bay.
- 11.3.34.2 No person shall use land or use, erect, or construct any building or structure in this General Industrial Special Zone No. 34 (M2 Sp. 34) except for the following uses:
- Industrial Class 2 Uses
  - Bulk sales establishments;
  - Heavy equipment sales and service;
  - Heavy equipment storage;
  - Warehouse and storage uses;
  - Administrative offices associated with and integral with the main use;
  - 1 apartment unit within the main building for an essential workman or caretaker;
  - Outdoor storage is permitted, subject to the provisions of Table 7C of this By-law.
- 11.3.34.3 The regulations for this General Industrial Special Zone No. 34 (M2 Sp. 34) are as follows:
- i) The minimum front yard setback for any building or structure contained within Lot 66, Plan 15 shall be 7.6m
  - ii) The minimum exterior side yard setback for any building or structure contained within Lot 66, Plan 15 shall be 6.5m.
- 11.3.34.4 The use of land or building in this General Industrial Special Zone No. 34 (M2 Sp. 34) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 34 (M2 Sp. 34):



**11.3.35 Industrial Commercial Special Zone No. 35 (MC Sp. 35)**

11.3.35.1 The property description of this Industrial Commercial Special Zone No. 35 (MC Sp. 35) is Part of Part 1, Plan 36R-7414 along Lakeshore Drive and Ferris Drive in the City of North Bay.

11.3.35.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 35 (MC Sp. 35) except for the following uses:

- Automobile sales, leasing and service establishments;
- Banks;
- Builder's supply yards and stores;
- Convenience stores;
- Farmer's market;
- Flea market;
- Heavy equipment sales and service;
- Hotels and motels;
- Gas bars;
- Landscaping and nursery operations;
- Manufacturing and sale of crafts;
- Printing and photographic services;
- Public garages;
- Recreational vehicles and equipment sales and service;
- Repair garages;
- Restaurants and taverns;
- Service stations;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential workman or caretaker within the main building.

11.3.35.3 No outside storage shall be permitted in the front or exterior side yard on any land contained within Industrial Commercial Special Zone No. 35 (MC Sp. 35).

11.3.35.4 The use of land or building in this Industrial Commercial Special Zone No. 35 (MC Sp. 35) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Industrial Commercial Special Zone No. 35 (MC Sp. 35):



**11.3.36 Restricted Industrial Special Zone No. 36 (M4 Sp. 36)**

11.3.36.1 The property description of this Restricted Industrial Special Zone No. 36 (M4 Sp. 36) is Part of Lot 20, Concession 3, Parcel 4119 W&F, part of Parcel 4555 W&F along Highway 11 North in the City of North Bay.

11.3.36.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 36 (M4 Sp. 36) except for the following uses:

- Construction contractor yards;
- Heavy equipment storage;
- Recreational vehicle and equipment sales and service;
- Transportation and communications and utility yards and terminals;
- Warehouse uses;
- Wholesale uses;
- Any use permitted in a General Industrial (M2) zone, except bulk sales establishments and recycling centres and waste transfer stations, which does not immediately require full Municipal services, subject to an agreement between the prospective industry and the City;
- 1 apartment unit shall be permitted for essential worker, owner/operator or caretaker provided that the said unit is located within the main building.

11.3.36.3 The use of land or building in this Restricted Industrial Special Zone No. 36 (M4 Sp. 36) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 36 (M4 Sp. 36):



**11.3.37 General Industrial Special Zone No. 37 (M2 Sp. 37)**

11.3.37.1 The property description of this General Industrial Special Zone No. 37 (M2 Sp. 37) is Parcel 5643 W&F, Concession 14, and Part Lot 37 along Lakeshore Drive in the City of North Bay.

11.3.37.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No. 37 (M2 Sp. 37) except for the following uses:

- A wide variety of light industrial uses including manufacturing, assembling, processing, finishing, repairing, warehousing, etc., including outside storage;
- Administrative offices and day-care facilities associated with and integral with the main use;
- Auto dealerships and service establishments;
- Body shops;
- Bulk sales establishments;
- Construction contractor yards;
- Garden centre;
- Heavy equipment sales and service;
- Heavy equipment storage;
- Nursery;
- Recreational vehicle and equipment sales and service;
- Recycling centres and waste transfer station;
- Repair garage;
- Transportation and communications and utility yards and terminals;
- Warehouse and storage uses;
- Wholesale uses;
- 1 apartment unit within the main building for an essential worker, owner/operator or caretaker.
- 

11.3.37.3 The use of land or building in this General Industrial Special Zone No. 37 (M2 Sp. 37) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 37 (M2 Sp. 37):



**11.3.38 Light Industrial Special Zone No. 38 (M1 Sp. 38)**

11.3.38.1 The property description of this Light Industrial Special Zone No. 38 (M1 Sp. 38) is Plan M-167, Lots 436-441, 451-456, 557-562, 572-577 and Part Lots 435, 450, 556, 571, Plan NR-2053, Part 4 and Part of Part 5, Plan NR-2316, part of Part 2 and part of the former First Street and Parr Street road allowances along Gormanville Road in the City of North Bay.

11.3.38.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 38 (M1 Sp. 38) except for the following uses:

- The use of land, buildings or structures designed for the purpose of manufacturing or processing of any goods, substances or things for sale, and does not include any Heavy Industrial (M3) or any General Industrial (M2) uses, but shall include printing;
- Recreation/gymnastics club;
- Administrative offices or day-care facilities associated with and integral with the main use;
- 1 apartment unit within the main building for an essential worker, owner/operator or caretaker;
- All permitted uses shall be conducted within an enclosed building with no outside storage permitted.

11.3.38.3 The use of land or building in this Light Industrial Special Zone No. 38 (M1 Sp. 38) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Light Industrial Special Zone No. 38 (M1 Sp. 38):



**11.3.39 Industrial Commercial Special Zone No. 39 (MC Sp. 39)**

11.3.39.1 The property description of this Industrial Commercial Special Zone No. 39 (MC Sp. 39) is Plan M-167, Lots 421 to 434, 442 to 449, 542 to 555, 563 to 570, Part Lots 435, 450, 556, 571 and part of Parts 5, 6, and 7, Plan NR-2053 along Gormanville Road in the City of North Bay.

11.3.39.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 39 (MC Sp. 39) except for the following uses:

- Architecture, engineering, surveying, planning or design offices;
- Automobile sales, leasing and service establishments;
- Banks;
- Builder's supply yards and stores;
- Computer, electronic, or data processing business;
- Convenience stores;
- Corporate administrative offices;
- Hotels and motels;
- Heavy equipment sales and service;
- Farmers market;
- Flea market;
- Printing and photographic services;
- Public garages;
- Recreational vehicles and equipment sales and service;
- Repair garages;
- Restaurants;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential worker, owner/operator or caretaker within the main building.

11.3.39.3 The use of land or building in this Industrial Commercial Special Zone No. 39 (MC Sp. 39) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Industrial Commercial Special Zone No. 39 (Mc Sp. 39):



**11.3.40 Restricted Industrial Special Zone No. 40 (M4 Sp. 40)**

11.3.40.1 The property description of this Restricted Industrial Special Zone No. 40 (M4 Sp. 40) is Part Lot 31, Concession 11, and Remainder of Parcel 3851 and Parcel 266 W&F along Morel Boulevard in the City of North Bay.

11.3.40.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 40 (M4 Sp. 40) except for the following uses:

- Bulk sales establishments;
- Construction contractor yards;
- Heavy equipment storage;
- Recycling centres and waste transfer stations;
- Recreational vehicle and equipment and sales and service;
- Transportation and communications and utility yards and terminals;
- Warehouse uses;
- Wholesale uses;
- Any use permitted in a General Industrial (M2) zone which does not immediately require full Municipal services, subject to an agreement between the prospective industry and the City;
- 1 apartment unit for an essential worker, owner/operator or caretaker provided that the said unit is located within the main building.

11.3.40.3 The use of land or building in this Restricted Industrial Special Zone No. 40 (M4 Sp. 40) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 40 (M4 Sp. 40):



**11.3.41 Light Industrial Special Zone No. 41 (M1 Sp. 41)**

- 11.3.41.1 The property description of this Light Industrial Special Zone No. 41 (M1 Sp. 41) is Part of the South half of lot 18, Concession "D", Parcel 6672 at the Terminus of Brookes Street in the City of North Bay.
- 11.3.41.2 No person shall use land, or use, erect, or construct any building or structure in this Light Industrial Special Zone No. 41 (M1 Sp. 41) except for the following uses:
- All uses permitted in the Light Industrial (M1) zone;
  - Automobile service establishment
- 11.3.41.3 Automobile Service Establishment means a building or a portion of a building where repairs essential to the actual operation of motor vehicles are executed or performed, but does not include body repairs or painting of motor vehicles.
- 11.3.41.4 The regulations for this Light Industrial Special Zone No. 41 (M1 Sp. 41) are as follows:
- i) Outdoor storage of automobiles to be serviced is permitted in the front, rear and southerly side yards.
- 11.3.41.5 The use of land or building in this Light Industrial Special Zone No. 41 (M1 Sp. 41) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Light Industrial Special Zone No. 41 (M1 Sp. 41):



### **11.3.42 Industrial Commercial Special Zone No. 42 (MC Sp. 42)**

11.3.42.1 The property description of this Industrial Commercial Special Zone No. 42 (MC Sp. 42) is Concession 14, Part Lot 35, Parcel 3886 W&F along Birchs Road in the City of North Bay.

11.3.42.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 42 (MC Sp. 42) except for the following uses:

- Automobile sales, leasing, & service establishments;
- Banks;
- Builder's supply yards, and stores;
- Day nursery;
- Garden centre;
- Hotels and motels;
- Heavy equipment sales, and service;
- Farmer's market;
- Flea market;
- Printing and photographic services;
- Public garages;
- Recreational facilities;
- Recreational vehicles and equipment sales & service;
- Repair garage;
- Restaurants and taverns;
- Service stations or gas bars;
- Trade shows;
- All those uses permitted in the Light Industrial (M1) zone;
- 1 apartment unit shall be permitted for an essential worker, owner/operator or caretaker within the main building;
- horse racing track;
- Slot machine gaming facility to be located and developed only in conjunction with a horse racing track, and not including a casino or a charity casino;
- Any other incidental or accessory use or structure;
- Barn;
- Grandstand;
- Teletheatre;
- Offices;
- Parking;
- Off track betting lounges; and
- Pari-mutuel betting.

11.3.42.3 Outdoor storage will be permitted providing it shall not be conducted in the front and easterly yards and shall be enclosed by adequate screening in the form of landscaping or fencing to a height of not less than 2.5m and not greater than the height of the first story of the main building on the property.

- 11.3.42.4 For the purposes of this by-law, a "slot machine gaming facility" means any building or portion of a building containing an automatic machine or slot machine:
- a) That is used or intended to be used for any purpose other than vending merchandise or services; or,
  - b) That is used or intended to be used for the purpose of vending merchandise or services if:
    - i) The result of one of any number of operations of the machine is a matter of chance or uncertainty to the operator;
    - ii) As a result of a given number of successive operations by the operator the machine produces different results;
    - iii) On any operation of the machine it discharges or emits a slug or token;
  - c) But it does not include an automatic machine or slot machine that dispenses as prizes only one or more free games on that machine.

11.3.42.5 The use of land or building in this Industrial Commercial Special Zone No. 42 (MC Sp. 42) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 42 (MC Sp. 42):





**11.3.43 General Industrial Special Zone No. 43 (M2 Sp. 43)**

11.3.43.1 The property description of this General Industrial Special Zone No. 43 (M2 Sp. 43) is Plan M53, Lots 7 and 8 along Main Street West in the City of North Bay.

11.3.43.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No. 43 (M2 Sp. 43) except for the following uses:

- Industrial Class 2
- Auto dealership and service establishments;
- Builder supply yard;
- Body shop;
- Bulk sales establishments;
- Construction contractor yards;
- Garden centre;
- Heavy equipment sales and service;
- Heavy equipment storage;
- Recreational vehicle and equipment sales and service;
- Recycling centres and waste transfer stations;
- Repair garage;
- Transportation and communications and utility yards and terminals;
- Warehouse and storage uses;
- Administrative offices and day nursery associated with and integral with the main use;
- 1 apartment unit within the main building for an essential worker, owner/operator or caretaker;
- Outdoor storage is permitted, subject to the provisions of Table 7C of this By-law.

11.3.43.3 The regulations for this General Industrial Special Zone No. 43 (M2 Sp. 43) are as follows:

- i) The setback from the front lot line shall be a minimum of 1.3m.
- ii) The setback from the westerly side yard shall be nil.

11.3.43.4 The use of land or building in this General Industrial Special Zone No. 43 (M2 Sp. 43) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 43 (M2 Sp. 43):



**11.3.44 Industrial Commercial Special Zone No. 44 (MC Sp. 44)**

11.3.44.1 The property description of this Industrial Commercial Special Zone No. 44 (MC Sp. 44) is Part of Concession C, Lot 18 and Part of Parcel 2133 along Seymour Street in the City of North Bay.

11.3.44.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 44 (MC Sp. 44) except for the following uses:

- i) Hotels

11.3.44.3 The regulations for this Industrial Commercial Special Zone No. 44 (MC Sp. 44) are as follows:

- i) The minimum front yard setback from Seymour Street shall be 4m
- ii) The minimum parking requirement shall be calculated at a ratio of 0.95 parking spaces per unit.

11.3.44.4 The use of land or building in this Industrial Commercial Special Zone No. 44 (MC Sp. 44) shall conform to all other regulations of this By-law, except as hereby expressly varied."

Schedule to Industrial Commercial Special Zone No. 44 (MC Sp. 44):



**11.3.45 General Industrial Special Zone No. 45 (M2 Sp. 45)**

- 11.3.45.1 The property description of this General Industrial Special Zone No. 45 (M2 Sp. 45) is Plan M-472, Part of Block C, Reference Plans 36R-5296, Parts 2 & 3 along Exeter Street in the City of North Bay.
- 11.3.45.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No. 45 (M2 Sp. 45) except for the following uses:
- i) The minimum front yard setback shall not be less than 14.9m; and
  - ii) The minimum rear yard setback shall not be less than 4.5m
  - iii) Permitted uses in this zone shall include all General Industrial (M2) uses and "An administrative office building and enclosed storage and warehousing uses associated with the main office use."
- 11.3.45.3 The use of land or buildings in this General Industrial Special Zone No. 45 (M2 Sp. 45) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 45 (M2 Sp. 45):



**11.3.46 Industrial Commercial Special Zone No. 46 (MC Sp. 46)**

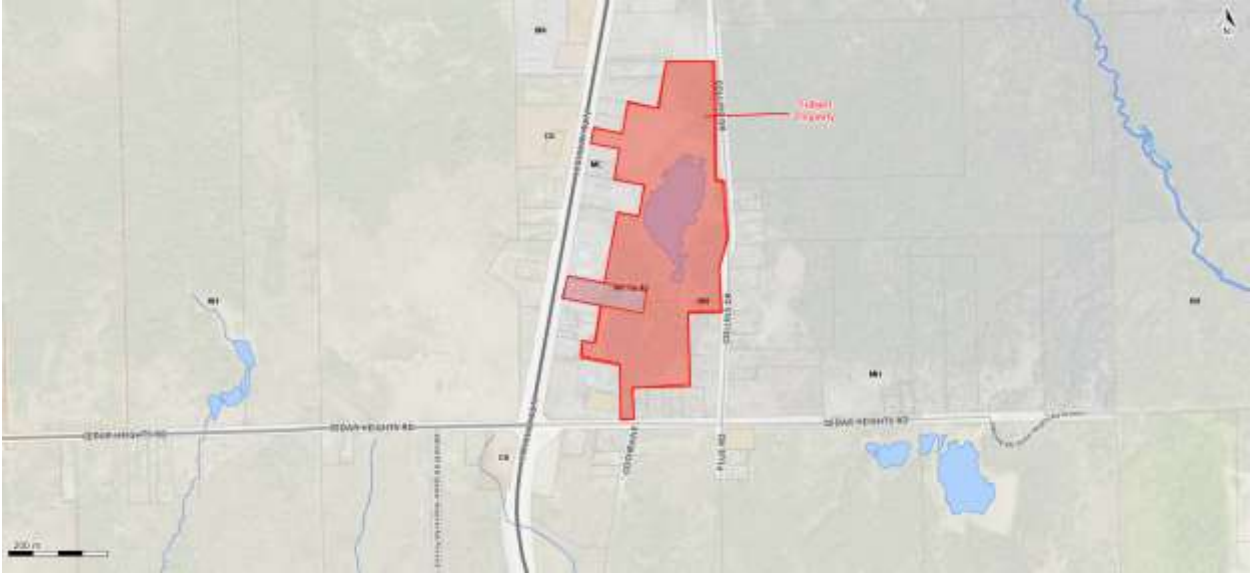
11.3.46.1 The property description of this Industrial Commercial Special Zone No. 46 (MC Sp. 46) is Concession A, Part of Lot 21, Reference Plan NR-135 in the former Township of Widdifield along Collins Drive and Highway 11 North in the City of North Bay.

11.3.46.2 The regulations for this Industrial Commercial Special Zone No. 46 (MC Sp. 46) are as follows:

i) The maximum permitted lot coverage shall be 30%.

11.3.46.3 The use of land or buildings in this Industrial Commercial Special Zone No. 46 (MC Sp. 46) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 46 (MC Sp. 46):





**11.4.47 Industrial Commercial Special Zone No. 47 (MC Sp.47)**

11.4.47.1 The property description of this Industrial Commercial Special Zone No. 47 (MC Sp.47) is Registered Plan No. 56, Lots 22, 23, 28 & 29 and Part of Lot 24, along Fisher Street and York Street in the City of North Bay.

11.4.47.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 47 (MC Sp.47) except for the following uses:

- pharmacy/drug store.

11.4.47.3 The regulations for this Industrial Commercial Special Zone No. 47 (MC Sp.47) are as follows:

- i) The minimum rear yard setback shall be 6.0 metres; and
- ii) The minimum exterior side yard setback shall be 8.2 metres.

11.4.47.4 The use of land or building in this Industrial Commercial Special Zone No. 47 (MC Sp.47) shall conform to all other regulations for the Industrial Commercial Zone and this By-law except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 47 (MC Sp.47):



#### **11.4.48 Industrial Commercial Special Zone No. 48 (MC Sp.48)**

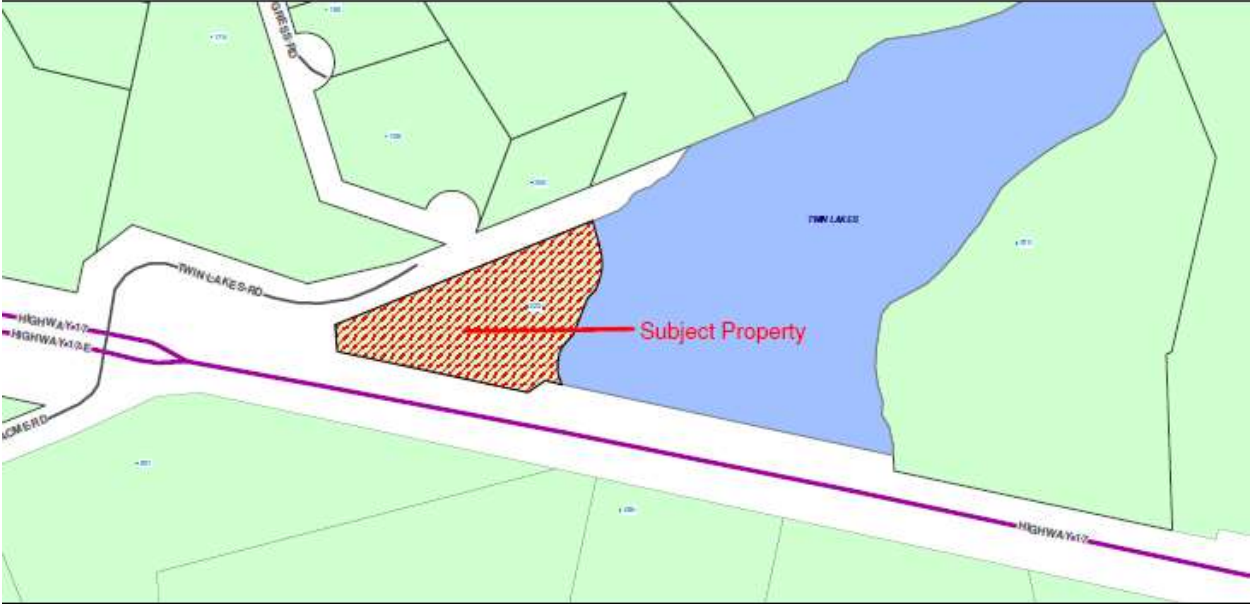
11.4.48.1 The property description of this Industrial Commercial Special Zone No. 48 (MC Sp.48) is Concession 18, Lots 33 and 34, Reference Plan No. 36R-11120, Part 1, PIN 49181-0017 (LT) and PIN 49181-0018(LT) along Highway 17 East in the City of North Bay.

11.4.48.2 No person shall use land, or use, erect, or construct any building or structure in this Industrial Commercial Special Zone No. 48 (MC Sp.48) except for the following uses:

- automobile sales, leasing and service establishments;
- banks;
- builder's supply yards and stores;
- convenience stores;
- day nursery;
- exhibition building;
- garden centre;
- group home type 3;
- home furniture and appliances store;
- hotels & motels;
- heavy equipment sales and services;
- farmer's market;
- flea market;
- laboratory;
- printing and photographic services;
- public garages;
- recreational facilities;
- recreational facilities and equipment sales and service;
- repair garages;
- restaurants and taverns;
- service stations or gas bars;
- all those uses permitted in the Light Industrial One (M1) zone;  
and
- 1 apartment unit shall be permitted for an essential worker, owner/operator or caretaker within the main building.

11.4.48.3 The use of land or building in this Industrial Commercial Special Zone No. 48 (MC Sp.48) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 48 (MC Sp.48):



**11.4.49 Industrial Commercial Special Zone No. 49 (MC Sp. 49)**

11.4.49.1 The property description of this Industrial Commercial Special Zone No.49 (MC Sp. 49) is Part of Concession D, Lot 17, Registered Plan 36M-541, Block 1, Reference Plan 36R-10148 NR 752, Parts 1 & 3, PIN 49142-0198, 49142-0199 and 49142-0200 (LT), in the Former Township of Widdifield, along Seymour Street in the City of North Bay.

11.4.49.2 The regulations for this Industrial Commercial Special Zone No. 49 (MC Sp. 49) are as follows:

- i) The minimum front yard setback shall be 13.3 metres; and
- ii) The minimum rear yard setback shall be 2.8 metres.

11.4.49.3 The use of land or building in this Industrial Commercial Special Zone No. 49 (MC Sp. 49) shall conform to all other regulations for the Industrial Commercial Zone and this By-law except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 49 (MC Sp. 49):



**11.3.50 Restricted Industrial Special Zone No. 50 (M4 Sp. 50)**

11.3.50.1 The property description of this Restricted Industrial Special Zone No. 50 (M4 Sp. 50) is Part of Lot 12, Concession B.

11.3.50.2 No person shall use land, or use, erect, or construct any building or structure in this Restricted Industrial Special Zone No. 50 (M4 Sp. 50) except for the following uses:

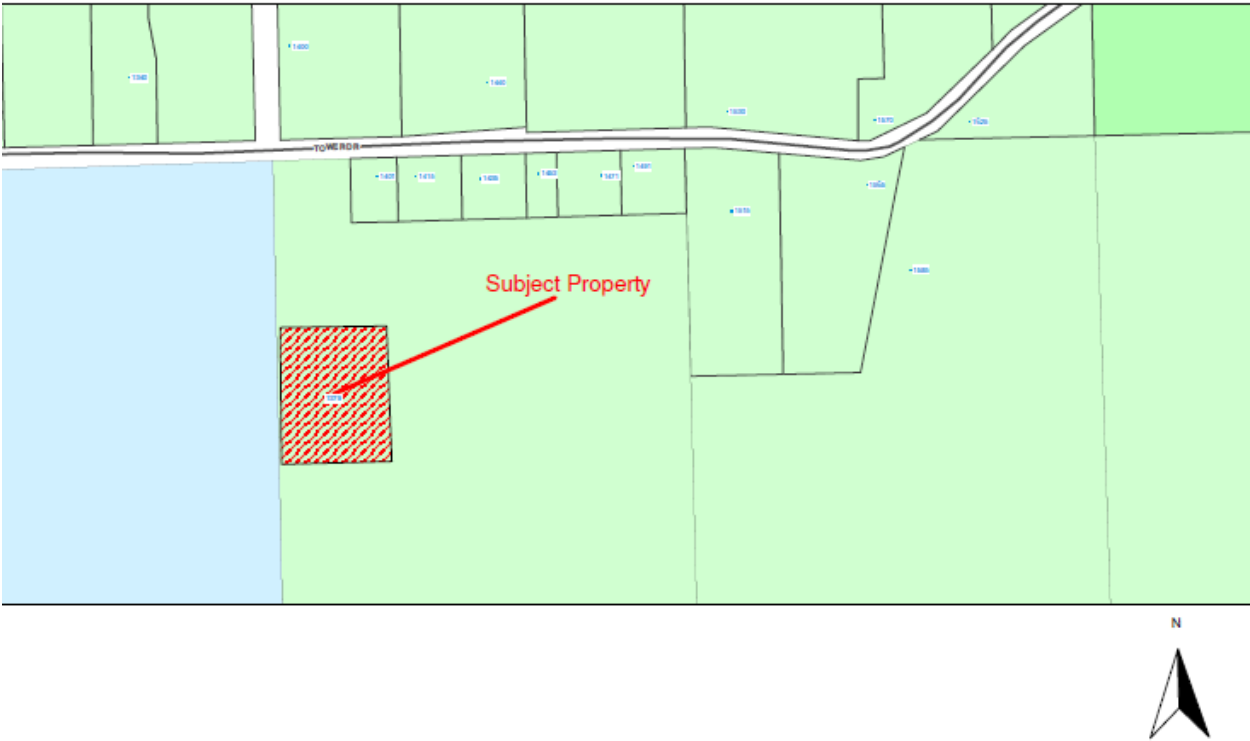
- Industrial and Commercial Manufacturing and industrial operations, warehousing and storage uses, but not scrap yard or scrap storage.
- Commercial uses incidental and subordinate to the main industrial use where the floor area devoted to the said commercial area does not exceed 50 percent of the floor area of the entire building.
- All permitted uses shall be conducted within an enclosed building or structure.

11.3.50.2 The regulations for this Restricted Industrial Special Zone No. 50 (M4 Sp. 50) are:

- i) Only buildings, structures, and use of land existing at the date of adoption of this By-law, namely the manufacturing and salvage of diamond drill bits and the conditioning of industrial diamonds, shall be permitted.

11.3.50.3 The use of land in this Restricted Industrial Special Zone No. 50 (M4 Sp. 50) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Restricted Industrial Special Zone No. 50 (M4 Sp. 50):





**11.3.51 General Industrial Special Zone No. 51 (M2 Sp.51)**

11.3.51.1 The property description of this General Industrial Special Zone No. 51 (M2 Sp.51) is PIN # 49128-0045, PCL 10711, SEC WF; PT PL M36 Widdifield PT 20, NR2326 PT 2, 36R2605; North Bay; District of Nipissing, PIN # 49128-0040, PCL 9003 SEC WF; LT 6 PL M167 Widdifield; Lot 7 PL M167 Widdifield; Lot 8 PL M167 Widdifield; Lot 9 PL M167 Widdifield; Lot 10 PL M167 Widdifield; Lot 14 PL M167 Widdifield; Lot 15 PL M167 Widdifield; Lot 16 PL M167 Widdifield; Lot 17 PL M167 Widdifield; Lot 18 PL M167 Widdifield; Lot 19 PL M167 Widdifield; Lot 20 PL M167 Widdifield; Lot 21 PL M167 Widdifield; Lot 22 PL M167 Widdifield Except PT 1, 36R9518; North Bay; District of Nipissing along Gormanville Road in the City of North Bay as shown on the attached Schedule and on Schedule "B-41."

11.3.51.2 No person shall use land, or use, erect, or construct any building or structure in this General Industrial Special Zone No.51 (M2 Sp.51) except for the following uses:

- All those uses permitted in a General Industrial (M2) zone; and
- Salvage Yard

11.3.51.3 The use of land or building in this General Industrial Special Zone No. 51 (M2 Sp.51) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to General Industrial Special Zone No. 51 (M2 Sp.51):



**11.3.52 Industrial Commercial Special Zone No. 52 (MC Sp. 52)**

- 11.3.51.1 The property description of this "Industrial Commercial Special Zone No. 52 (MC Sp. 52)" zone is PIN 49180-0453 (LT) PT LT 31 CON 12 West Ferris DES As Part 1 on 36R-13604; North Bay; District of Nipissing PIN 49180-0456 (LT) PT LT 30 CON 12 West Ferris Being Part 1 On 36R-13592; North Bay; District of Nipissing PIN 49180-0369 (LT) PCL 16152 SEC WF; PT LT 31 CON 12 West Ferris; PT LT 32 CON 12 West Ferris PT 1, 23R5804 Except PT 4 & 5, 36R9931 And PT 1 & 2, 36R10012; T/W PT 1, 6, 7, 8 & 12, 36R10455 As In LT376192; North Bay; District of Nipissing along Pinewood Park Drive in the City of North Bay as shown on the attached Schedule and on Schedules "B-93" and "B-94" to Zoning By-law No. 2015-30.
- 11.3.51.2 No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 52 (MC Sp. 52)" zone except for the following uses:
- Casino/Gaming Facility;
  - Recreational Facility, Public Authority; and
  - All those uses permitted in an "Industrial Commercial (MC)" zone, as per Table 7A of Zoning By-law 2015-30.
- 11.3.51.3 The use of land or building in this "Industrial Commercial Special Zone No. 52 (MC Sp. 52)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special No. 52 (MC Sp.52):



**11.3.53 Industrial Commercial Special Zone No. 53 (MC Sp. 53)**

- 11.3.53.1 The property description of this "Industrial Commercial Special Zone No. 53 (MC Sp.53)" is Lots 687 to 697, 705 to 712, 836 to 842, 851 to 857,980 to 986,995 to 1001, Plan M-167 and Parts 1,4,9,10 and 18, Plan 36R-5570along Gormanville Road in the City of North Bay as shown on the attached Schedules "B-40" and "B-41"
- 11.3.53.2 No person shall use land, or use, erect, or construct any building or structure in this "Industrial Commercial Special Zone No. 53 (MC Sp.53)" except for the following uses:
- automobile sales, leasing and service establishments;
  - banks;
  - builder's supply yards and stores;
  - convenience stores;
  - hotels and motels;
  - heavy equipment sales and service;
  - printing and photographic services;
  - public garages;
  - recreational vehicles and equipment sales and service;
  - repair garages;
  - restaurants and taverns;
  - warehouse showroom;
  - all those uses permitted in the "Light Industrial One (MI)" zone;
  - one (1) apartment unit shall be permitted for an essential worker,
  - owner/operator or caretaker within the main building.
- 11.3.53.3 The use of land or building in this "Industrial Commercial Special Zone No.53 (MC Sp.53)" shall conform to all other regulations of this by-law, except as hereby expressly varied.

Schedule to Industrial Commercial Special Zone No. 53 (MC Sp. 53):



## **11.4 Rural Special Zones**

### **11.4.1 Rural General Special Zone No. 1 (A Sp. 1)**

11.4.1.1 The property description of this Rural General Special Zone No. 1 (A Sp. 1) is Part North Half Lot 21, Concession 5, in the former Township of Widdifield, being the Remainder of Parcel 6531 W&F, Highway #11 North.

11.4.1.2 No person shall use land, or use, erect, or construct any building or structure in this Rural General Special Zone No. 1 (A Sp. 1) except for the following uses:

- Residential
- Mobile Homes.

11.4.1.3 The Regulations for this Rural General Special Zone No. 1 (A Sp. 1) are as follows:

- i) No building, structure or land shall be hereafter erected or altered, or caused to be erected or altered except in accordance with the regulations and provisions of the Residential First Density (R1) Zone.

11.4.1.3 The use of land in this Rural General Special Zone No. 1 (A Sp. 1) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural General Special Zone No. 1 (A Sp. 1):





## **11.4.2 Rural Residential Estate Special Zone No. 2 (RRE Sp. 2)**

11.4.2.1 The property description of this Rural Residential Estate Special Zone No. 2 (RRE Sp. 2) is Parts of Lot 12, Plan M-563 along Tower Drive, Smith Road and Hazelton Lane in the City of North Bay.

11.4.2.2 No person shall use land or use, erect, or construct any building or structure in this Rural Residential Estate Special Zone No. 2 (RRE Sp. 2), except for the following uses:

- Single detached dwelling;
- Local park and playground;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.2.3 The regulations for this Rural Residential Estate Special Zone No. 2 (RRE Sp. 2) zone are as follows:

- i) Minimum lot area shall be 1.2 hectares.
- ii) Minimum lot frontage shall be 76m.
- iii) Minimum lot frontage for proposed Lot 7, being a portion of Lot 12, Plan M-563 shall be 56m.
- iv) Minimum front yard shall be 15m.
- v) Minimum rear yard shall be 15m.
- vi) Minimum side yard shall be 15m.
- vii) Minimum floor area shall be 93m<sup>2</sup>.
- viii) Maximum lot coverage shall be 5 percent.
- ix) Maximum height of main building shall be 10.5m.
- x) Minimum setback of 30m to the top of Doran Creek bank for septic systems.

11.4.2.4 The use of land or buildings in this Rural Residential Estate Special Zone No. 2 (RRE Sp. 2) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Estate Special Zone No. 2 (RRE Sp. 2):



### **11.4.3 Rural General Special Zone No. 3 (A Sp. 3)**

11.4.3.1 The property description of this Rural General Special Zone No. 3 (A Sp. 3) is Part of the south one-half of Lot 35, Concession 13 in the former Township of West Ferris along Riverbend Road in the City of North Bay.

11.4.3.2 No person shall use land, or use, erect, or construct any building or structure in this Rural General Special Zone No. 3 (A Sp. 3), except for the following uses:

- A Rural Mobile Home Park having not more than 24 mobile home units;
- Local park and playgrounds;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.3.3 The regulations for this Rural General Special Zone No. 3 (A Sp. 3) are as follows:

- i) Minimum lot area for a single mobile home unit shall be 325m<sup>2</sup>.
- ii) Minimum lot area for a double mobile home unit shall be 372m<sup>2</sup>.
- iii) Minimum lot frontage for a single mobile home unit shall be 10.5m.
- iv) Minimum lot frontage for a double mobile home unit shall be 13.7m.
- v) Minimum front yard shall be 6m.
- vi) Minimum side yard shall be 1.2m.
- vii) On any lot where there is no attached garage or carport, one side yard shall have a minimum width of 3m.
- viii) Minimum rear yard shall be 7.6m.
- ix) Where a lot fronts on the 7.6m buffer strip required by this By-law, the minimum rear yard shall be 3m.
- x) Minimum floor area per dwelling unit shall be 56m<sup>2</sup>.
- xi) Maximum lot coverage shall be 35 percent.
- xii) Minimum area of the lands shall be 1 hectare.
- xiii) Maximum number of mobile home units on the lands shall be 24.
- xiv) No lot shall be used for a mobile home for sub-surface sewage disposal and on-site water supply without the approval of the Ministry of the Environment. No communal water supply and sewage disposal system shall be permitted for the development without the approval of the Ministry of the Environment.
- xv) No less than 5 percent of the total site area, excluding the buffer area of the lands, shall be used exclusively for playground purposes.
- xvi) There shall be a buffer area of at least 7.6m in which no lots, building, or structures shall be permitted.

11.4.3.4 The use of land or buildings in this Rural General Special Zone No. 3 (A Sp. 3) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural General Special Zone No. 3 (A Sp. 3):



#### **11.4.4 Rural Residential Lakefront Special Zone No. 4 (RRL Sp. 4)**

11.4.4.1 The property description of this Rural Residential Lakefront Special Zone No. 4 (RRL Sp. 4) is Part of Lot 1, as shown on J.E. Walker Ltd., O.L.S., Drawing File No. 5893 as amended January 15, 1997 along Riverbend Road in the City of North Bay.

11.4.4.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 4 (RRL Sp. 4) except for the following uses:

- Single detached dwellings;
- Local park and playground;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.4.3 The regulations for this Rural Residential Lakefront Special Zone No. 4 (RRL Sp. 4) are as follows:

- i) The minimum front yard setback shall be 25m;
- ii) The minimum lot area shall be 1 hectare.

11.4.4.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 4 (RRL Sp. 4) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 4 (RRI Sp. 4):



#### **11.4.5 Rural Residential Lakefront Special Zone No. 5 (RRL Sp. 5)**

- 11.4.5.1 The property description of this Rural Residential Lakefront Special Zone No. 5 (RRL Sp. 5) is as shown on J.E. Walker, O.L.S., Drawing File No. 5893 as amended January 15, 1997, Part of Lots 2, 3 and 4 along Riverbend Road in the City of North Bay.
- 11.4.5.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 5 (RRL Sp. 5) except for the following uses:
- Single detached dwellings;
  - Local park and playground;
  - Accessory uses to the above;
  - Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.
- 11.4.5.3 The regulations for this Rural Residential Lakefront Special Zone No. 5 (RRL Sp. 5) are as follows:
- i) Minimum lot area shall be 1 hectare;
  - ii) Minimum front yard shall be the greater of 30m from the front property line or 15m from the twenty-five year floodline;
  - iii) No main floor of any habitable building and accessory buildings or structure shall be constructed and no external openings such as doors, windows, vent, passageway or any other opening shall be permitted in any habitable buildings or structures below the Flood Datum Elevation (FDE) for Lake Nipissing of 197.25 MASL Canadian Geodetic Datum (CGD).
- 11.4.5.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 5 (RRL Sp. 5) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 5 (RRL Sp. 5):





#### **11.4.6 Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6)**

- 11.4.6.1 The property description of this Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6) is Part of Parcel 1167 W&F, part of Parcel 881 W&F and part of Part 1, Plan 36R-9558 along Dugas Bay in the City of North Bay.
- 11.4.6.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6) except for the following uses:
- Either existing single detached dwelling, or new single detached dwelling;
  - Local park and playground;
  - Accessory uses to the above;
  - Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.
- 11.4.6.3 The regulations for this Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6) are as follows:
- i) The minimum front yard setback shall be 20m;
  - ii) The minimum rear yard setback shall be nil;
  - iii) Those lands contained within Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6) shall be exempt from the provisions of Section 3.2 of this By-law.
- 11.4.6.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 6 (RRL Sp. 6):



**11.4.7 Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7)**

11.4.7.1 The property description of this Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7) is Part of Parcel 1167 W&F, part of Parcel 881 W&F and part of Part 1, Plan 36R-9558.

11.4.7.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7) except for the following uses:

- Either existing single detached dwelling or new single detached dwelling;
- Local park and playground;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.7.3 The regulations for this Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7) are as follows:

- i) The minimum front yard setback shall be 12.1m;
- ii) Those lands contained within Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7) shall be exempt from the provisions of Section 3.2 of this By-law.

11.4.7.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 7 (RRL Sp. 7):



**11.4.8 Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8)**

11.4.8.1 The property description of this Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8) is Part of Parcel 881 W&F and part of Part 1, Plan 36R-9558.

11.4.8.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8) except for the following uses:

- Either existing single detached dwelling, or new single detached dwelling;
- Local park and playground;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.8.3 The regulations for this Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8) are as follows:

- i) The minimum front yard setback shall be 15.2m;
- ii) Those lands contained within Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8) shall be exempt from the provisions of Section 3.2 of this By-law.

11.4.8.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 8 (RRL Sp. 8):



**11.4.9 Rural Residential Lakefront Special Zone No. 9 (RRL Sp. 9)**

11.4.9.1 The property description of the Rural Residential Lakefront Special Zone No. 9 (RRL Sp. 9) is Part of Parcel 881 W&F, part of Part 1, Plan 36R-9558, and Part 1, Plan 36R-4599.

11.4.9.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 9 (RRL Sp. 9) except for the following uses:

- Either existing single detached dwelling, or new single detached dwelling;
- Local park and playground;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.9.3 The regulations for this Rural Residential Lakefront Special Zone No. 9 (RRL Sp. 9) shall be exempt from the provisions of Section 3.2 of this By-law.

11.4.9.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 9 (RRL Sp. 9) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 9 (RRL Sp. 9):





**11.4.10 Rural General Special Zone No. 10 (A Sp. 10)**

11.4.10.1 The property description of this Rural General Special Zone No. 10 (A Sp. 10) is Part of Lot 14, Concession 2, Part of Parcels 1281 W&F and 15577 W&F along Evergreen Road in the City of North Bay.

11.4.10.2 No person shall use land, or use, erect, or construct any building or structure in this Rural General Special Zone No. 10 (A Sp. 10) except for the following uses:

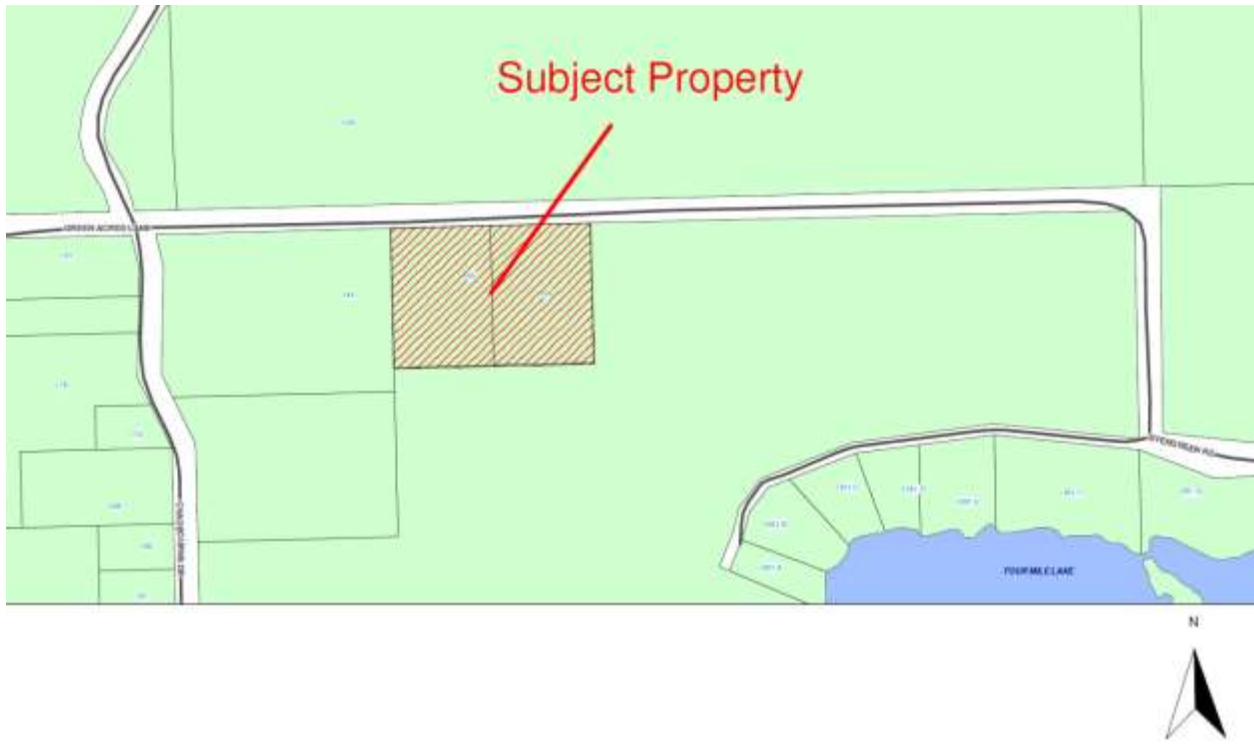
- Agricultural and forestry uses;
- Cemeteries;
- Conservation areas;
- Public and private recreational uses;
- Existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990 as amended;
- Accessory uses to the above and Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.10.3 The regulations for this Rural General Special Zone No. 10 (A Sp. 10) are as follows:

- i) No portion of the tile field (septic bed) shall be located closer than 300m from the shoreline of Four Mile Lake.

11.4.10.4 The use of land or building in this Rural General Special Zone No. 10 (A Sp. 10) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural General Special Zone No. 10 (A Sp. 10):



#### **11.4.11 Rural Residential Lakefront Special Zone No. 11 (RRL Sp. 11)**

- 11.4.11.1 The property description of this Rural Residential Lakefront Special Zone No. 11 (RRL Sp. 11) is Parcel 2174 W/F, Broken Lot 1, Concession "C", Lots 1 through 13, proposed Plan of Subdivision File No. 48-02103.
- 11.4.11.2 Lake Access is defined as access to the lakeshore shall be provided by way of a clearing of natural vegetation, no greater than 4m wide. The access is to be constructed of porous or non-impervious material in order to facilitate the infiltration of stormwater and nutrients.
- 11.4.11.3 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 11 (RRL Sp. 11) except for the following uses:
- Existing single detached dwelling;
  - New single detached dwelling;
  - Local park and playground;
  - Accessory uses to the above;
  - Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.
- 11.4.11.4 Those parts of a sewage disposal system comprising the leaching bed, mantle or other infiltration facility, shall be located as far back as possible and no closer than 60m from the shoreline, and in a location acceptable to the North Bay-Mattawa Conservation Authority.
- 11.4.11.5 No naturally occurring healthy vegetation or healthy planted native species shall be removed from the lands and no alteration of terrain shall be permitted within 30m of the shoreline except for the following uses:
- Lake access to a maximum width of 4m
  - Accessory structures as specified in section 11.4.11.6
- 11.4.11.6 No land, building or structure shall be erected or used, or caused to be erected or used, after this by-law comes into effect, except for one or more of the following uses:
- only 1 accessory building to a maximum floor area of 10m<sup>2</sup>;
  - Only 1 pump house to a maximum floor area of 3m<sup>2</sup>;
  - Only 1 deck of an area not to exceed 28m<sup>2</sup> and to be attached to the dock.
- 11.4.11.7 The above regulation does not apply to those lands of Trout Lake that are below the Canadian Geodetic Datum (CGD) elevation 202.69m.

11.4.11.8 The use of land or building in this Rural Residential Lakefront Special Zone No. 11 (RRL Sp. 11) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 11 (RRL Sp. 11):



**11.4.12 Rural General Special Zone No. 12 (A Sp. 12)**

- 11.4.12.1 The property description of this "Rural General Special Zone No. 12 (A Sp. 12)" zone is Concession 3, Part of Lot 19, PIN 49126-0136(LT) in the former Township of Widdifield in the City of North Bay.
- 11.4.12.2 The minimum front yard setback for this Rural General Special Zone No. 12 (A Sp. 12) zone is 14.89m.
- 11.4.12.3 The use of land or buildings in this Rural General Special Zone No. 12 (A Sp. 12) zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural General Special Zone No. 12 (A Sp. 12):



**11.4.13 Rural General Special Zone No. 13 (A Sp. 13)**

11.4.13.1 The property description of this Rural General Special Zone No. 13 (A Sp. 13) is Concession 1, South Part of Lot 6, Parcels 4829 and 6566 in the former Township of Widdifield in the City of North Bay.

11.4.13.2 No person shall use land, or use, erect, or construct any building or structure in this Rural General Special Zone No. 13 (A Sp. 13) except for the following uses:

- Triplex (3 Dwelling Units);
- Conservation Areas;
- Public and Private Recreational Uses;
- Existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990 as amended;
- Accessory uses to the above;
- Home Based Businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.13.3 The use of land or buildings in this Rural General Special Zone No. 13 (A Sp. 13) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Rural General Special Zone No. 13 (A Sp. 13):



**11.4.14 Rural Residential Estate Special Zone No. 14 (RRE Sp. 14)**

11.4.14.1 The property description of this Rural Residential Estate Special Zone No. 14 (RRE Sp. 14) is Concession 11, Part Lot 32, Parcel 6087 W/F, PIN 49180-0216(LT) in the City of North Bay.

11.4.14.2 The regulations for this Rural Residential Estate Special Zone No. 14 (RRE Sp. 14) are as follows:

i) Lot Frontage shall be a minimum of 59m (195 feet).

11.4.14.3 The use of land or buildings in this Rural Residential Estate Special Zone No. 14 (RRE Sp. 14) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Estate Special Zone No. 14 (RRE Sp. 14):



**11.4.15 Rural Residential Estate Special Zone No. 15 (RRE Sp. 15)**

11.4.15.1 The property description of this Rural Residential Estate Special Zone No. 15 (RRE Sp. 15) is Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT) along Feronia Road in the City of North Bay.

11.4.15.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Estate Special Zone No. 15 (RRE Sp. 15) except for the following uses:

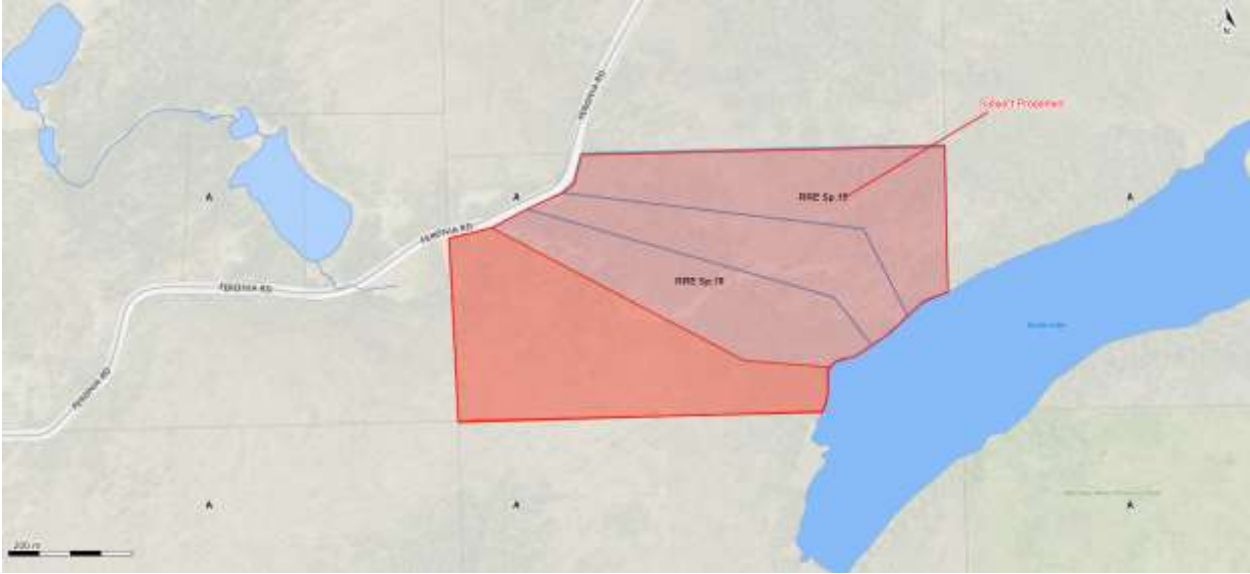
- single detached dwellings
- local park and playground
- hobby farm
- accessory uses to the above; and
- accessory home based businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.15.3 The regulations for this Rural Residential Estate Special No. 15 (RRE Sp. 15) zone are as follows:

- i) No part of any sewage disposal system may be located, constructed or installed closer than 45 metres to the shoreline of Doule Lake
- ii) The minimum front yard setback shall be 30 metres
- iii) An undisturbed vegetated buffer shall be maintained within 15 metres of the shoreline of Doule Lake except for one (1) accessory structure no larger than 10 square metres and a 4 metre wide pathway.

11.4.15.4 The use of land or building in this Rural Residential Estate Special Zone No. 15 (RRE Sp. 15) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Estate Special Zone No. 15 (RRE Sp. 15):



#### **11.4.16 Rural General Special Zone No. 16 (A Sp. 16)**

11.4.16.1 The property description of this Rural General Special Zone No. 16 (A Sp. 16) is Parcel 8226 Widdifield & Ferris, Part of the East Half of Lot 21, Concession 5, Designated as Part 2 on Plan NR624, PIN 49126-0054(LT) along Highway 11 North in the City of North Bay.

11.4.16.2 No person shall use land, or use, erect, or construct any building or structure in this Rural General Special Zone No. 16 (A Sp. 16) except for the following uses:

- Agricultural and forestry uses;
- Cemeteries;
- Commercial agricultural uses;
- Conservation areas;
- Hobby farm;
- Public and private recreational uses;
- Existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990 as amended;
- Accessory uses to the above; and
- Accessory home based businesses in accordance with Section 3.29 and 3.30 of this By-law.

11.4.16.3 The regulations for this Rural General Special Zone No. 16 (A Sp. 16) are as follows:

- i) Minimum Front Yard Setback shall be 10.9 metres

11.4.16.3 The use of land or building in this Rural General Special Zone No. 16 (A Sp. 16) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural General Special Zone No. 16 (A Sp. 16):



**11.4.17 Rural Commercial Special Zone No. 17 (RC Sp. 17)**

- 11.2.17.1 The property description of this "Rural Commercial Special Zone No. 17 (RC Sp.17)" is Parcel 2317 W&F, Part of Broken Lot 8, Concession B, Widdifield as in LT48669, S/T LT48669, PIN No. 49137-0058 and Parcel; 2834 W&F, Part of Lot 9, Concession B, Widdifield as in LT53545, S/T LT246776, PIN No. 49137-0060 along Peninsula Road in the City of North Bay as shown on the attached Schedule and on Schedule "C-5".
- 11.2.17.2 No person shall use land, or use, erect, or construct any building or structure in this "Rural Commercial Special Zone No. 17 (RC Sp.17)" except for the following uses:
- Hotel, Motel and Tourist Cabins, or Other Tourist Commercial Establishments
  - Public and Private Recreational Facilities
  - Restaurants
  - Taverns
  - Retail Commercial Outlets
  - Service Stations
  - Accessory Docking Facilities Ancillary to the Main Use
  - Accessory uses to the above including up to four dwelling units as part of the main building
- 11.2.17.3 The regulations for this "Rural Commercial Special Zone No. 17 (RC Sp.17)" are as follows:
- i) The minimum lot frontage shall be 63.4 metres
  - ii) The minimum easterly side yard setback shall be 0.8 metres
- 11.2.17.4 The use of land or building in this "Rural Commercial Special Zone No. 17 (RC Sp.17)" shall conform to all other regulations of this By-law, except as hereby expressly varied."



Schedule to Rural Commercial Special Zone No. 17 (RC Sp. 17):



**11.4.18 Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18)**

11.4.18.1 The property description of this Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18) is Concession 2, Part of the North Half of Broken Lot 13, Parcel 716 W/F, PIN 49127-0758 (LT), known locally as 1000 Four Mile Lake Road in the City of North Bay as shown on the attached Schedule and on Schedule "B-18" and "C-2" of Zoning By-law 2015-30.

11.4.18.2 No person shall use land, or use, erect, or construct any building or structure in this Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18) except for the following uses:

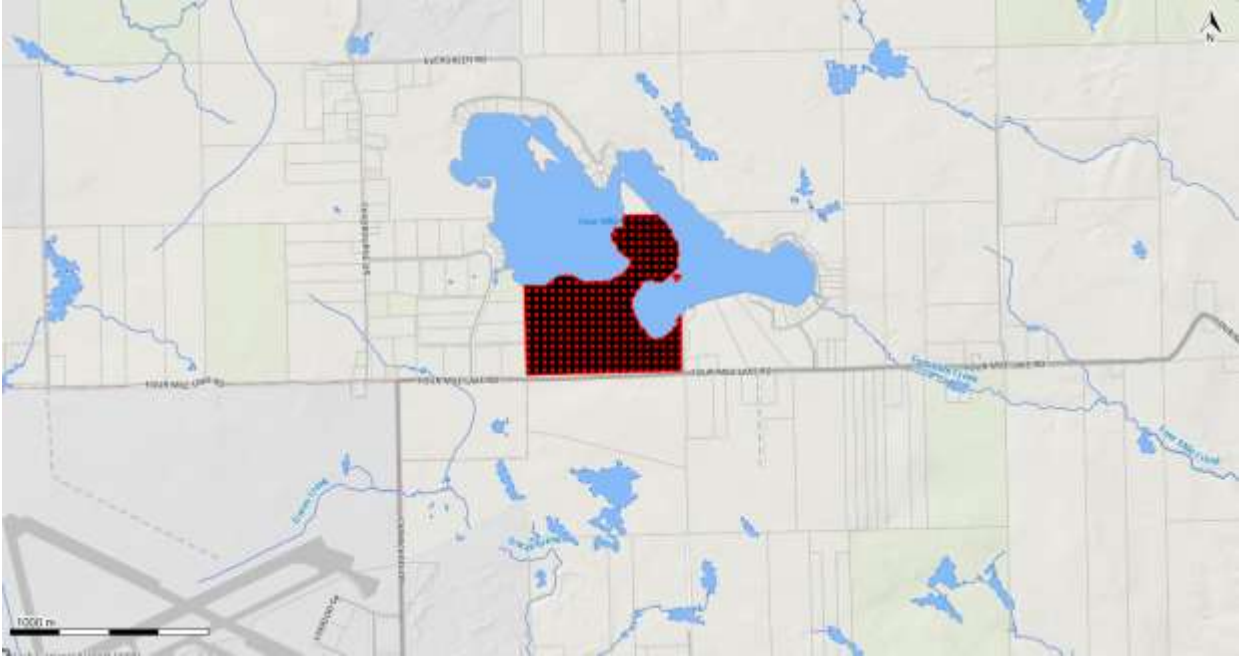
- single detached dwellings;
- accessory uses to the above;
- A Hobby Farm shall be permitted on the Retained Lands as identified on Schedule entitled "Schedule to 'Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18)'"

11.4.18.3 The regulations for this Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18) are as follows:

- i) The Front Yard Setback shall be no less than 30 metres;
- ii) The Maximum Lot Coverage shall be 5% including the main building as well as all accessory structures, however does not include any part of the sewage disposal system
- iii) One accessory building within 15 metres of the shoreline shall be permitted. The accessory building shall be limited to a maximum of 10 square metres
- iv) The septic systems located on Lots 1, 2, 3, 4, 7 and 8 as shown on Schedule C shall be located no closer than 300 metres to the normal water's edge of Four Mile Lake
- v) The maximum height of an accessory structure in the front yard shall be 4.1 metres.

11.4.18.4 The use of land or building in this Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural Residential Lakefront Special Zone No. 18 (RRL Sp. 18):



**11.1.19 Rural Residential Lakefront Special Zone No. 19 (RRL Sp.19)**

11.1.19.1 The property description of this Rural Residential Lakefront Special Zone No. 19 (RRL Sp.19) is PIN 49127-0343, PCL 1281 SEC WF; PT Broken LT 14 CON 2 Widdifield as in NP7485 Except LT46509, LT70890, LT78394, PT 1 & 2, NR495, PT 1-5, NR599, PT 1 & 2, NR2039, PT 1 & 4, 36R5386, PT 1-3, 36R5411, PT 2, 36R5739, PT 2-5, 36R6981, PT 1-3, 36R7343, PT 1, 36R10707 & PT 1 & 2, 36R11102, S/T PT 3, 36R5386, PT 6, NR599 Except PT 4 & 5, 36R6981 & PT 1, 36R6981 as in LT273449, LT273450, LT273451, LT273452, LT273453 & LT273454; North Bay, District of Nipissing as shown on the attached Schedule and on Schedule "C-2."

11.1.19.2 No person shall use land, or use, erect, or construct any building or structure in this "Rural Residential Lakefront Special Zone No. 19 (RRL Sp.19) except for the following uses:

- all those uses permitted within the "Rural Residential Lakefront (RRL)" zone
- Hobby Farms

11.2.68.3 The use of land or building in this Rural Residential Lakefront Special Zone No. 19 (RRL Sp.19) shall conform to all other regulations of this By-law, except as hereby expressly varied.



**11.2.20 Rural General Special Zone No.20 (A Sp.20)**

- 11.2.20.1 The property description of this Rural General Special Zone No.20 (A Sp.20) is PIN 49136-0244; PCL 5030 SEC NIP; PT LT 12 CON B WIDDIFIELD AS IN LT8683, North Bay, District of Nipissing as shown on the attached Schedule and on Schedule "C-5".
- 11.2.20.2 The regulations for this Rural General Special Zone No.20 (A Sp.20) are as follows:
- i) The setback for any dwellings shall be 30 metres from the property's mutual lot line with any rail lines.
- 11.2.20.3 The use of land or building in this Rural General Special Zone No.20 (A Sp.20) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Rural General Special Zone No.20 (A Sp.20):



## **11.5 Institutional Special Zones**

### **11.5.1 Institutional Special Zone No. 1 (N Sp. 1)**

11.5.1.1 The property description of this Institutional Special Zone No. 1 (N Sp. 1) is Part of Lot 23, Concession "C", Plan M-36, Lots 37, 64-80, Plan M-64, Lots 1-16 and Part of Parcel 1910 W/F being part of unopened portions of Mill and Gorman Streets along Main Street in the City of North Bay.

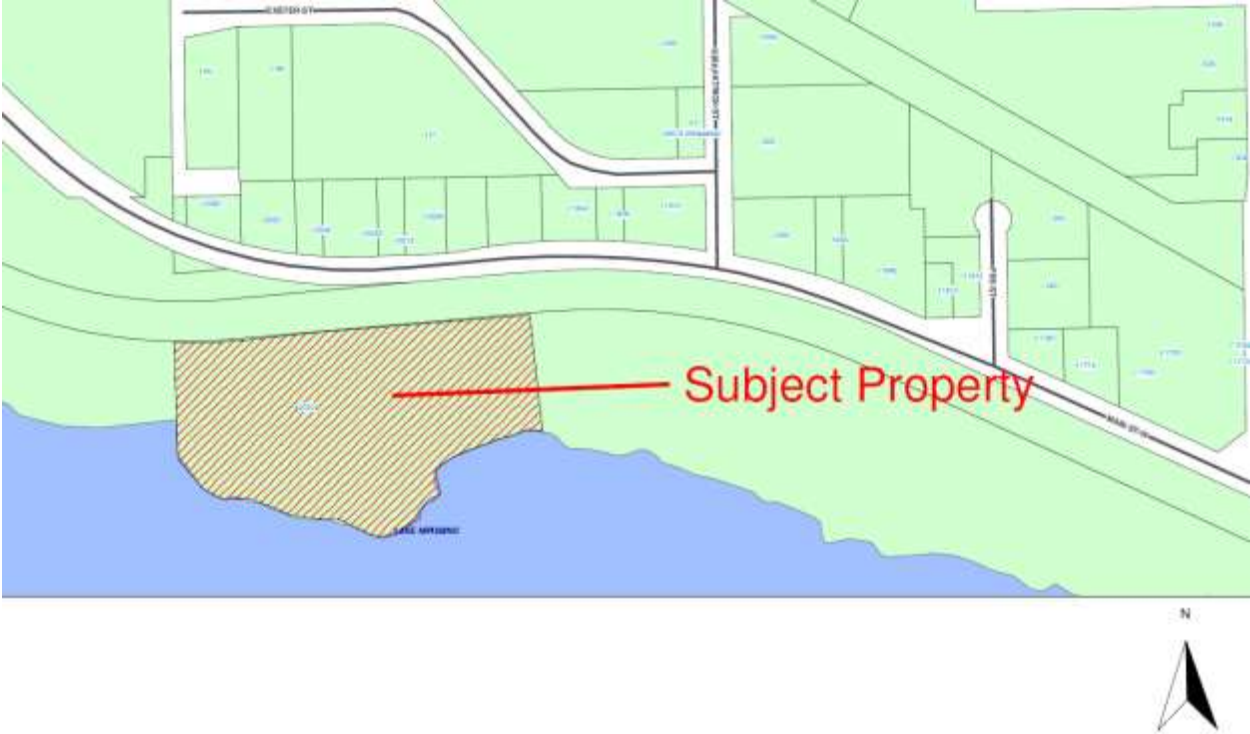
11.5.1.2 No person shall use land, or use, erect or construct any building or structure in this Institutional Special Zone No. 1 (N Sp. 1) except for the following uses:

- Apartment dwellings contained within the principal building;
- Cemeteries;
- Colleges, university and private schools;
- Day nurseries;
- Elementary and secondary schools;
- Government lands and buildings;
- Group homes;
- Homes for the aged;
- Hospitals;
- Museums;
- Nursing home;
- Place of worship;
- Recreational facilities owned and operated by a Public Authority;
- Sanatoriums;
- Welfare institutions; and
- Buildings or structures accessory to the foregoing.

11.5.1.3 The use of land or buildings in this Institutional Special Zone No. 1 (N Sp. 1) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Institutional Special Zone No. 1 (N Sp. 1):



## **11.5.2 Institutional Special Zone No. 2 (N Sp. 2)**

11.5.2.1 The property description of this Institutional Special Zone No. 2 (N Sp. 2) is Concession 14, Part Lot 39, Parcels 1557 & 1886 W/F – 820 Lakeshore Drive in the City of North Bay.

11.5.2.2 No person shall use land, or use, erect, or construct any building or structure in this Institutional Special Zone No. 2 (N Sp. 2) except for the following uses:

- Administrative offices for Conseil Scolaire Public du Nord-Est de l'Ontario;
- Colleges, universities and private schools;
- Day nurseries;
- Elementary and secondary schools;
- Government lands and buildings;
- Group home type 1;
- Group home type 2;
- Group home type 3;
- Homes for the aged;
- Hospitals or health care and treatment facility;
- Museums;
- Nursing home;
- Place of worship;
- Recreational facilities owned and operated by a public authority;
- Parks, playgrounds & non-profit uses;
- Welfare institutions; and
- Buildings or structures accessory to the foregoing.

11.5.2.3 The use of land or building in this Institutional Special Zone No. 2 (N Sp. 2) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Institutional Special Zone No. 2 (N Sp. 2):



## **11.6 Open Space Special Zones**

### **11.6.1 Floodway Special Zone No. 1 (01 Sp. 1)**

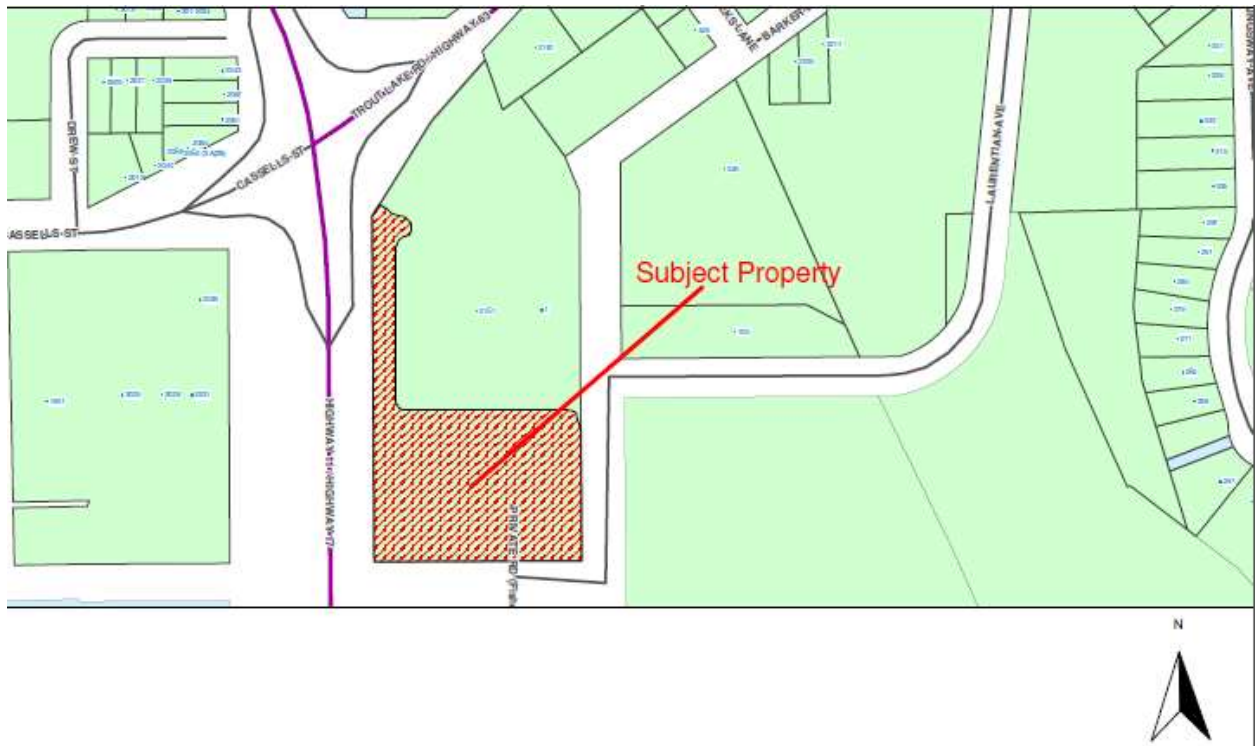
11.6.1.1 The property description of this Floodway Special Zone No. 1 (01 Sp. 1) is Part of Parts 1 to 4, Plan 36R-5645 along the North Bay Bypass in the City of North Bay.

11.6.1.2 No person shall use land, or use, erect, or construct any building or structure in this Floodway Special Zone No. 1 (01 Sp. 1) except for the following uses:

- Commercial parking areas;
- Marinas, boathouses, docks;
- Public parks;
- Private parks;
- Agricultural and related uses excluding buildings and structures;
- Roads, bridges, railways and other public services of approved hydrological design;
- Structural works for flood and erosion-sedimentation control.

11.6.1.3 The use of land or buildings in this Floodway Special Zone No. 1 (01 Sp. 1) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Floodway Special Zone No. 1 (01 Sp. 1):



## **11.6.2 Floodway Special Zone No. 2 (01 Sp. 2)**

11.6.2.1 The property description of this Floodway Special Zone No. 2 (01 Sp. 2) is Part of Lots 1 to 4, as shown on J.E. Walker Ltd., O.L.S., Drawing File No. 5893 as amended January 15, 1997 along Riverbend Road in the City of North Bay.

11.6.2.2 No person shall use land, or use, erect, or construct any building or structure in this Floodway Special Zone No. 2 (01 Sp. 2) except for the following uses:

- Docks;
- Public parks;
- Private parks;
- Agricultural and related uses excluding buildings and structures;
- Roads, bridges, railways and other public services of approved hydrological design;
- Structural works for flood and erosion-sedimentation control.

11.6.2.3 The use of land or buildings in this Floodway Special Zone No. 2 (01 Sp. 2) shall conform to all other regulations of this By-law, except as hereby expressly varied.

Schedule to Floodway Special Zone No. 2 (01 Sp. 2):



### **11.6.3 Floodplain and Erosion Special Zone No. 3 (02 Sp. 3)**

11.6.3.1 The property description of this Floodplain and Erosion Special Zone No. 3 (02 Sp. 3) is Part of Parcel 5258 W&F, part of Part 5, Plan 36R-8702 and part of Part 1, Plan 36R-7257 along Booth Road in the City of North Bay.

11.6.3.2 No person shall use land, or use, erect, or construct any building or structure in this Floodplain and Erosion Special Zone No. 3 (02 Sp. 3) except for the following uses:

- Public parks;
- Private parks;
- Structural works of approved design for flood or erosion and sedimentation control.

11.6.3.3 The use of land or building in this Floodplain and Erosion Special Zone No. 3 (02 Sp. 3) shall conform to all other regulations of this By-law, except as hereby expressly varied.



Schedule to Floodplain and Erosion Special Zone No. 3 (02 Sp. 3):



## **Section 12 – By-law Approval**

### **12.1 By-law Approval**

- 12.1.1 Notice of the passing of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 12.1.2 Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force and effect upon the date of passing by **council**.
- 12.1.3 If a notice of appeal of this By-law is filed in accordance with the requirements of s. 34(19) of the *Planning Act*, R.S.O. 1990 c. P. 13, this By-law, or portions thereof, shall come into force and effect when all appeals have been resolved or withdrawn and the By-law, except for those parts or provisions that have been repealed or modified, shall be deemed to have come into force and effect the day the By-law is passed.

**Read a First Time in Open Council the 27th Day of April, 2015.**

**Read a Second Time in Open Council this 27th Day April, 2015.**

**Read a Third Time in Open Council and Passed this 11th Day of May, 2015.**

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**Mayor, Allan McDonald**

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**City Clerk, Karen McIsaac**