

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2006-142

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO IMPLEMENT CHANGES TO THE
POLICIES AND REGULATIONS
(GENERAL REVIEW & UPDATE)**

WHEREAS a comprehensive review of Zoning By-law No. 28-80 recommended changes to the Text and Schedules of the By-Law;

AND WHEREAS the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

AND WHEREAS the Council has deemed it desirable to amend the text and zone designations of By-law No. 28-80 as indicated herein, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

AND WHEREAS Council passed a resolution on July 10th, 2006 to approve this amendment to Zoning By-law No. 28-80.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

SCHEDULES

- 1) a. Schedule B-34 of Zoning By-law 28-80 is amended by changing the zoning designation of the lands shown as hatched on Schedule "A" attached hereto from "Flood and Erosion (O2)" zone to "Residential First Density (R1)"
- b. Schedule B-34 of Zoning By-law 28-80 is amended by changing the zoning designation of the lands shown as hatched on Schedule "A" attached hereto from "Residential First Density (R1)" zone to "Flood and Erosion (O2)".

DEFINITIONS

- 2) Section 2 of the Zoning By-law 28-80 is amended, as follows:
 - a. Section 2 of Zoning By-law 28-80 is amended by removing the subsection numbers.
 - b. The definition of "Accessory" in Section 2 of Zoning By-law 28-80 is amended by adding "is detached from the main building and" after "building or structure that..." in the first line and is amended further by adding "An accessory structure does not include a structure made wholly or in part by fabric of any kind" at the end of the definition.
 - c. Section 2 of Zoning By-law 28-80 is amended by adding the following new definition:

BALCONY means a platform projecting from the face of the wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing.

- d. The definition of "Boarding or Rooming House" in Section 2 of Zoning By-law 28-80 is deleted in its entirety and replaced with the following:

BOARDING AND ROOMING HOUSE means a building or part thereof in which the occupants do not live as a single house-keeping unit and where the day to day operations of the boarding or rooming house is in the control of the building owner but does not include a Group Home Type 1 or 2, Supervised Residence, Hotel, Motel, Hospital, Nursing Home, Home for the Aged, Retirement Home or institution licensed, approved or supervised under Provincial or Federal Legislation.

- e. The definition of “Buffer Zone” in Section 2 of Zoning By-law 28-80 is amended by adding “which lessens the incompatibility between different land uses”.
- f. The definition of “Building Inspector” in Section 2 of Zoning By-law 28-80 is amended by replacing “Building Code Act, 1974” with “Building Code Act, 1993, S.O. 1992, c. 23”
- g. The definition of “Commercial Agricultural Use” in Section 2 of Zoning By-law 28-80 is amended by adding “for crops” after soil and adding “and includes kennels and wind turbine farms” to the end of the definition.
- h. Section 2 of Zoning By-law 28-80 is amended by inserting the following new definition:

DATA PROCESSING FIRM means a business which relies heavily upon telecommunication infrastructure to perform a wide range of business support functions such as sales, administrative office and management services while operating within a variety of different types of facilities.

- i. The “Day Nursery” definition in Section 2 of Zoning By-law 28-80 is amended by replacing the word “handicap” with “disability” and replacing the words “trainable retarded children” with “children with a developmental disability”
- j. The “Dwelling Group” definition in Section 2 of Zoning By-law 28-80 is amended by deleting “a building which is part of” and further amending the definition by deleting, “which group of dwellings is comprised of multiple dwelling or rowhouse dwellings or maisonettes, or apartments, or any combination thereof”.
- k. The “Dwelling, Rowhouse” definition has been amended in Zoning By-law 28-80 by deleting “Rowhouse” and replacing it with “Townhouse”.
- l. The definition of “Dwelling Unit” in Section 2 of the Zoning By-law is amended by replacing subsection (iv) in its entirety and replacing it with:

“Has a means of egress directly to the outside of the building or structure in which it is located, which may be a means of shared egress with another residential unit”.

- m. Section 2 of Zoning By-law 28-80 is amended by inserting the following new definition:

EXHIBITION BUILDING means a building built for manufacturing, warehousing, an arena or other industrial purposes for the purpose of exhibiting and or the demonstrating of trades, goods and services.

- n. The definition of “Hobby Farm” in Section 2 of Zoning By-law 28-80 is amended by adding the word “agricultural” after “not used for commercial...”
- o. The definition of “Lot Frontage” in Section 2 of Zoning By-law 28-80 is amended by adding the following to the definition:

iii) “where the lot abuts a shore road allowance that has not been closed, is the distance along the shortest line joining points where the side lot lines intersect the inner limit of the shore road allowance; or

iv) where there are no side lot lines, such as the case of a peninsula, the greatest distance between any point on the shoreline, or in the case where the shore road allowance has not been closed, the inner limit of the shore road allowance and any point on the rear lot line, or

v) Where there are no side or rear lot lines, such as in the case of an island, the greatest horizontal straight-line distance measured between any two points on the shoreline, or in the case where the shore road allowance has not been closed, the inner limit of the shore road allowance.”

- p. Section 2 of Zoning By-law 28-80 is amended by adding the following new definition:

LOT, THROUGH means any lot, not a corner lot, which connects two parallel streets

- q. The “Lot Coverage” definition in Zoning By-law 2-80 is amended by adding “covered” after “percentage of lot area...” in the first line and deleting “covered” after “above ground level...” and deleting the word “main” before “buildings” and adding “main and accessory “ after “buildings”. The definition is further amended by adding “In the ‘Rural Residential Lakefront (RRL)’ and ‘Rural Residential Cottage (RRC)’ zones, Lot Coverage shall mean the percentage of a lot covered by all main buildings, accessory buildings and open roofed decks or porches” at the end of the definition.
- r. The definition of “Main Building” in Section 2 of Zoning By-law 28-80 is amended by adding “and includes any attached use, such as garage or carport” to the end of the definition.
- s. The definition of “Marina” in Section 2 of Zoning By-law 28-80 is amended by deleting “means a building” and replacing it with “means the use of land, building or structure”
- t. The definition of “Motor Vehicle, Commercial” is amended by deleting the words “having permanently attached thereto a truck or delivery body” and the words “and tractors” and adding the words “school buses, transport truck cabs and trailers, and heavy equipment.
- u. Section 2 of Zoning By-law 28-80 is amended by adding the following new definition:

PRISON includes penitentiary, common jail, public or reformatory prison, lock up, guard room or other place in which persons who are charged with convicted of offences are usually kept in custody, as defined by the Criminal Code Chapter R.S. 1985, c. C-46, as amended, but does not include a Group Home Type 2.

- v. The definition of “Retirement Home/Residence” in Section 2 of Zoning By-law 28-80 is amended by deleting it in its entirety and replacing it with the following:

RETIREMENT HOME/RESIDENCE means a building designed for residents thereof in which lodging is supplied, with meals, homecare, nursing, medical, or similar care and treatment, if required. A retirement home/residence may contain independent and separate housekeeping units which culinary facilities, provide that these units are ancillary to the main facility from which the residents receive services.

- w. The definition of “Street Line” in Section 2 of Zoning By-law 28-80 is amended by deleting it in its entirety and replacing it with the following:

STREET LINE means the line defined by the edge of pavement, curb or traveled roadway.

- x. Section 2 of Zoning By-law 28-80 is amended by deleting the definition of “Tourist Home” in its entirety.
- y. Section 2 is amended by adding the following new definition:

VETERINARY ESTABLISHMENT means a building established for the purpose of medically or surgically treating animals, especially domestic animals.

GENERAL PROVISIONS

- 3) Section 3 of the Zoning By-law 28-80 is amended as follows:
- b. Section 3.1.1 of the Zoning By-law is amended by deleting “where the lot area of a lot is reduced” and replacing it with “Where a lot is reduced, and where existing buildings or structures no longer meet the regulations contained within this By-law,”
 - c. Section 3.2.1 second paragraph of Zoning By-law 28-80 is amended by deleting “provided that” and adding “A” before “building or structure may be erected...”
 - d. Section 3.4 of Zoning By-law 28-80 is amended by adding “wind turbines” as exempt from the height regulations.
 - e. Section 3.5 of Zoning By-law 28-80 is amended by deleting “not permitted in the use” and replacing it with “which is not a permitted use in the...”
 - f. Section 3.6.3 of Zoning By-law 28-80 is amended by deleting the subsection in its entirety and replacing it with the following:

Section 3.6.3 The provisions contained in this subsection do not apply to properties in the rural area along the unserved shoreline of Trout lake or to lands with frontage on a watercourse flowing into Trout Lake as identified by the North Bay-Mattawa Conservation Authority on the schedule to the City of North Bay Fill, Construction and Alteration to Waterways Regulations. This exception shall apply to a depth of one lot deep or 46 metres, whichever is the greater.

- g. Section 3.7 of Zoning By-law 28-80 is amended by replacing the word “Development...” with “The construction of one (1) single detached dwelling” at the beginning of the subsection. Section 3.7 is further amended by deleting “and the Rural (A) zone” after “vacant lot in a residential zone...”
- h. Section 3.14 of Zoning By-law 28-80 is amended by adding “or any visual obstruction” after “no sign, fence or shrub”
- i. Section 3.16.6 of Zoning By-law 28-80 is amended by adding “Any Distance” under the heading of “Maximum projection from main wall permitted”
- j. Section 3.16.7 of Zoning By-law 28-80 is amended by adding “in the Rural (A) zone, it shall also be permitted in the interior side yard” under the heading of “Yards in which projection is permitted”
- k. Section 3.16 of Zoning By-law 28-80 is amended by adding the following new subsection:

Section 3.16.8 Ramps, enclosures, or equipment used to improve accessibility for owners, tenants or visitors as defined by the Accessibility for Ontarians with Disabilities Act, 2005 as amended.

The projection is permitted in any yard, for any distance.

- l. Section 3.17 of Zoning By-law 28-80 is amended by adding “covered porch” after “enclosures to any...” in the first line and by deleting “but this shall not prohibit the enclosures of a porch or terrace by latticing or screening or any other form of enclosure which permits 50% air to pass through at all times”
- m. Section 3.17.1 and 3.17.2 of Zoning By-law 28-80 is amended by deleting the words “open roofed” and replacing them with “covered”.

- n. Section 3.25.4 of Zoning By-law 28-80 is amended by relocating the subsection, in its entirety, after Subsection 3.25.10.
- o. Subsection 3.25.8 is amended by deleting the subsection in its entirety.
- p. Subsection 3.25.14 is amended by adding the following new subsection:
 - 3.25.14.2 Where properties with lake or river frontage exist in the Urban and Rural zones, accessory buildings in the rear yard shall be permitted in accordance with the following regulations:
 - a) an accessory building may be located not less than six (6) metres from the rear lot line.
 - b) the accessory building or structure shall meet the minimum side yard required for the main building on the same lot;
- q. Subsection 3.25.14 is amended by relocating the subsection, in its entirety after subsection 3.25.7. Section 3.25 is amended further by renumbering the subsection where necessary.
- r. Section 3.26.2 (b)(i) of Zoning By-law 28-80 is amended by replacing the words “Ontario Housing Corporation”, and “North Bay Housing Authority” with “Nipissing District Housing Corporation” as well as replacing “Provincial Government” with “Private Not-for-Profit”. It is further amended by deleting the age requirement.
- s. Section 3.26.2(b)(i) is further amended by replacing the “four (4)” with “two (2)” and adding “10% of the required parking spaces on site shall be designated exclusively for visitor parking” under the heading of “Minimum Parking Required”.
- t. Section 3.26.3(b)(i) of Zoning By-law 28-80 is amended by replacing the words “Ontario Housing Corporation”, and “North Bay Housing Authority” with “Nipissing District Housing Corporation” as well as replacing “Provincial Government” with “Private Not-for-Profit”. It is further amended by deleting the age requirement.
- u. Section 3.26.3(b)(i) of Zoning By-law 28-80 is amended by adding “10% of the required parking spaces on site shall be designated exclusively for visitor parking” under the heading of “Minimum Parking Required”.
- v. Section 3.26.5 of Zoning By-law 28-80 is amended by replacing the words “Spaces to be reserved for physically disabled persons” with “Accessible Parking Spaces”
- w. Section 3.26.5(a) (i) of Zoning By-law 28-80 is amended by deleting “of three and sixty-six one hundredths (3.66)” and replacing it with “five (5)”.
- x. Section 3.26.5 (f) is amended by deleting “identified by authorized signs as prescribed herein”.
- y. The title of Section 3.33 “Amenity Requirements (Any Commercial, Industrial Zone)” has been amended to include “...,Institutional Zone”.
- z. Section 3.34 of Zoning By-law 28-80 is amended by deleting “in any front yard in any zone” and replacing it with “in any yard, in any zone, except where incidental to the main use and where outside storage is permitted in the Commercial and Industrial zones by regulation in this By-law.”
- aa. Section 3.36.1(v) of Zoning By-law 28-80 is amended by replacing the word “excepting” with “except in”

- bb. Section 3.36.1(viii) of Zoning By-law 28-80 is amended by replacing the word “excepting” with “except in”
- cc. Section 3.37 of Zoning By-law 28-80 is amended by adding “All special zones, MAP, RRL, RRC and N” to the list of properties designated as Site Plan Control Areas.
- dd. Section 3.37.3 of Zoning By-law 28-80 is amended by adding a new subsection:
 - “d) subject to subsection (9.1) of the Planning Act, R.S.O. 1990, c.P.13, convey part of the land to the municipality to the satisfaction of and at no expense to the municipality for a public transit right of way.”
- ee. Section 3.40 of Zoning By-law 28-80 is amended by deleting the subsection and replacing it with the following:
 - “No part of any sewage disposal system that discharges effluent to the soil, may be located constructed or installed closer than 30 metres, measured from the closest distribution pipe of the septic system, to the shoreline of Trout Lake or any waterbody or major inflowing stream to Trout Lake as identified by the North Bay-Mattawa Conservation Authority on the Schedule to the City of North Bay Fill, Construction and Alteration to Waterways Regulations.”
- ff. Section 3 of Zoning By-law 28-80 is amended by adding the following new subsection:
 - Section 3.41 Where urban services are available, as indicated in the Urban Services By-law 68-71, as amended, no new development shall be permitted unless connected to municipal water and sewer services, except where the lands are zoned Rural (A).
- gg. Section 3 of Zoning By-law 28-80 is amended by renumbering the section in its entirety.

ZONING REQUIREMENTS

- 4) Section 4 of the Zoning By-law 28-80 is amended as follows:
 - b. Section of 4.1 of Zoning By-law 28-80 is amended by adding “Residential Fifth Density (R5)” to the lists of zones.

RESIDENTIAL ZONES

- 5) Section 5 of the Zoning By-law 28-80 is amended as follows:
 - b. Section 5.1.2 of Zoning By-law 28-80 is amended by deleting, “as defined in Section 2.53 of this By-law.”
 - c. Section 5.1.2 of Zoning By-law 28-80 is amended further amended by adding “In the case of single detached dwellings or semi-detached dwellings, each dwelling shall front on a year round, publicly maintained road, and meet all requirements of the zone in which they are situated. Where the dwelling group is comprised of single detached dwelling or semi detached dwelling each dwelling shall be connected directly to municipal services with in the road allowance.”
 - d. Section 5.1.4 of Zoning By-law 28-80 is amended by replacing the reference to subsection “5.1.11” to “5.1.10”
 - e. Section 5.1.6 of Zoning By-law 28-80 is amended by deleting the words “on any lot” and replacing it with “in any residential zone”. Section 5.1.6 is further amended by adding the words “or rear yards” after the words “a private garage or side yard...”

- f. Section 5.1.6.1 of Zoning By-law 28-80 is amended by deleting the word “(1 tonne)” and replacing it with “(ton)”
- g. Section 5.1.7 of Zoning By-law 28-80 is amended by replacing “in a front yard except in accordance with the policies contained in Section 5.5.5.1 and 5.1.5.2 with the following” with, “...or stored on the municipal road allowance or on any lot except in a private garage, side yard, rear yard provided that:”

Section 5.1.7 is further amended by adding the following new subsection:

Section 5.1.7.4 “No person shall use a recreational vehicle being parked as a dwelling unit”.

- h. Section 5.1.11.1 of Zoning By-law 28-80 is amended by replacing the word “ten (10)” with “eight (8)” and add “(excluding the staff or receiving family)” at the end thereof.
- i. Section 5.1.12.2.8 of Zoning By-law 28-80 is amended by replacing the word “premises” with “building” and deleting the word “converted” in the entire subsection
- j. Section 5.2.2 of Zoning By-law 28-80 is amended by increasing the lot coverage provision for all uses within the R1 from 30% to 36%; R2 from 30% to 35% and every permitted use except for Group Home Type 1 and Boarding or Rooming houses in RM2 from 30% to 40%.
- k. Section 5.2.2 of Zoning By-law 28-80 is amended by deleting “371.6 (corner lot)” for the minimum lot area per dwelling unit in sq.m and “12 (corner lot) per DU” for minimum lot frontage in metres for R3 zones.
- l. Section 5.2.2 of Zoning By-law 28-80 is amended by decreasing the maximum height for 1 storey single detached dwelling from 2.5 to 1 in the R5 zone.
- m. Section 5.2.2 of Zoning By-law 28-80 is amended by including the words “up to 4 units” after “Multiple Dwelling” in the RM2 zone.
- n. Section 5.2.3.4 is amended by adding the words “or detached garage” after “no entrance of an attached”.
- o. Section 5.3.5 is amended by deleting the words “by amendment to this By-law” after “occupants may be permitted”
- p. Section 5.3.5. is amended by deleting “total” and replacing it with “gross”.
- q. Section 5 of Zoning By-law 28-80 is amended by deleting the term “Rowhouse” throughout the entire section and replacing it with “Townhouse”.
- r. Section 5 of Zoning By-law 28-80 is amended by renumbering the section in its entirety.

COMMERCIAL ZONES

- 6) Section 6 of the Zoning By-law 28-80 is amended, as follows:
 - b. Section 6.2.1 is amended by adding “or more” in front of “except for one...”
 - c. Section 6.2.1.1 is amended by adding in “Data Processing Firms” as a new permitted use within the C1 zone.
 - d. Section 6.2.1.1 is further amended by adding “Liquor, Beer or Wine Stores” to the list of permitted uses.
 - e. Section 6.2.1.2 is amended by including “or on Oak Street between Wyld Street and Fraser Street” after “between Wyld Street and Algonquin Avenue”.

- f. Section 6.2.1.3 is amended by removing “Organizations” from the permitted uses in a General Commercial Inner Core (C1) zone.
- g. Section 6.2.2.3 in Zoning By-law 28-80 is amended by deleting subsection “d)” and “e)” and adding to subsection “c”, “shall not be less than one-half (1/2) the height of the building from the side lot line, but not less than six (6) metres”.
- h. Section 6.3.1.1 is amended by adding “Boarding and Rooming House”, “Data Processing Firms”, “Liquor, Beer or Wine Stores” as a new permitted use within the C2 zone.
- i. Section 6.3.2.3 in Zoning By-law 28-80 is amended by deleting subsection “d)” and “e)” and adding to subsection “c”- “shall not be less than on-half (1/2) the height of the building from the side lot line, but not less than six (6) metres”.
- j. Section 6.4.1.1 is amended by deleting the words “pick-up” from “Dry Cleaning Depot”
- k. Section 6.5.1.1 is amended by adding, “Data Processing Firm” and “Liquor, Beer or Wine stores” to the permitted uses in a District Commercial (C4) zone.
- l. Section 6.7.1.1 is amended by replacing “car wash establishments” with “automobile washing establishment”
- m. Section 6.7.1.1 is amended by adding “Liquor, Beer or Wine stores” to the permitted uses in a Highway Commercial (C6) zone.
- n. Section 6.8.1.1 is amended by adding “Liquor, Beer or Wine stores” to the permitted uses in a Tourist Commercial (C7) zone.
- o. Section 6 of Zoning By-law 28-80 is amended by renumbering the section in its entirety.

INDUSTRIAL ZONES

- 7) Section 7 of the Zoning By-law 28-80 is amended, as follows:
 - b. Section 7.0 of the Zoning By-law 28-80 is amended by adding “Group Home Type 2” to all zones as a permitted use.
 - c. Section 7.2.1.1 is amended by adding in “Data Processing Firms” as a new permitted use within the M1 zone.
 - d. Section 7.2.1.2 is amended by inserting “or both” after “Administrative offices or day nursery”.
 - e. Section 7.3.1.3 is amended by replacing the words “administrative office or day nursery” with “administrative office or day nursery or both”
 - f. Section 7.4.1.3 is amended by adding in “Data Processing Firms” as a new permitted use within the M3 zone.
 - g. Section 7.4.1.4 is amended by replacing the words “administrative office and day nursery” with “administrative office or day nursery or both”
 - h. Section 7.5.1.2 is amended by replacing the words “administrative office and day nursery” with “administrative office or day nursery or both”
 - i. Section 7 is amended adding in the following new subsection:
 - Section 7.6.1.2 “Administrative office associated with and integral to the main use”
 - j. Section 7.6.1.1 is amended by deleting “Day Nursery” as a permitted use within the Restricted Industrial (M5) zone

- k. Section 7.6.1.1 is amended by adding “Kennel” to the list of permitted uses.
- l. Section 7.7.1.1 of Zoning By-law 28-80 is amended by replacing the words “trade shows” with “exhibition building” in the list of permitted uses.
- m. Section 7.9.1.1 is amended by adding in “Data Processing Firms” as a new permitted use within the Industrial Business Park (MBP) zone.
- n. Section 7 of Zoning By-law 28-80 is amended by renumbering the section in its entirety.

OPEN SPACE ZONES

- 8) Section 8 of the Zoning By-Law 28-80 is amended, as follows:
 - b. Section 8.1.1 is amended by adding “exhibition building” as a permitted use with the Open Space (O) zone.
 - c. Section 8 is amended by adding in the following new subsection:
 - Section 8.1.4 For the purposes of exhibition buildings, the building must be existing at the date of passing of this By-law or be a temporary structure
 - d. Section 8.3.2 is amended by including the words “above sea level” after “(202.7) metres”
 - e. Section 8.3.2 is further amended by adding the following new subsection:
 - Section 8.3.2.1 In addition to lands designated as "(02)" on any Schedule hereto, lands in the City of North Bay abutting the shores of Lake Nipissing which are below the Canadian Geodetic Datum (C.G.D.) elevation of one hundred ninety-six and seven-tenths (196.7) metres above sea level are deemed to be a Floodplain and Erosion (02) zone.
 - f. Section 8 of Zoning By-law 28-80 is amended by renumbering the section in its entirety.

INSTITUTIONAL ZONES

- 9) Section 9 of the Zoning By-law 28-80 is amended, as follows:
 - b. Section 9.1 is amended by adding the words “or health care and treatment facilities” after “Hospitals” in the list of permitted uses
 - c. Section 9.1 is amended to include “Prison” as a permitted use with the Institutional Zone.

RURAL ZONES

- 10) Section 10 of the Zoning By-Law 28-80 is amended, as follows:
 - b. Section 10.1.1 is amended by including “Hobby Farms” as a permitted use within the “Rural (A)” zones.
 - c. Section 10.1.2 is amended by including “Commercial Wind Turbine Farms” as a permitted use within the “Rural (A)” zones.
 - d. Section 10.1.3 is amended by increasing the minimum lot area requirements for single detached dwellings along the Trout Lake Shoreline and Infilling lots from 1,395 square metres (0.34 acres) to 4047 square metres (1 acre).
 - e. Section 10.1.3 is amended by increasing the minimum lot frontage for single detached dwellings (Trout Lake Shoreline) from “30 metres” to “61 metres” and increase the minimum lot frontage (infilling) from “30 metres” to “61 metres”.

- f. Section 10 is amended by adding the following new subsection regarding accessory building height:

Section 10.1.10 In any Rural (A) zone an accessory building shall not exceed six (6) metres in height.

- g. Section 10.1.11 of Zoning By-law 28-80 is amended by removing it from section 3.25.15 and deleting the subsection in its entirety and replacing it with the following:

Section 10.1.11 Wind turbines or such structures shall be permitted in the Rural (A) zone providing that the front, side and rear yard setbacks shall be no less than the height of the structure, measured from the established grade to the highest part of the structure, including the propeller/blades.

- h. Section 10.1.10 is amended by adding in the word “system” after “approved for on-site sewage disposal”.

- i. Section 10.2 is amended by adding the following new subsection regarding front yard setbacks:

Section 10.2(4) Where a lot has shoreline on more than one side the building or structure, other than an accessory use, shall be at least 30 metres from the shoreline.

- j. Section 10.2(8) is amended by adding “including the main building and all...” after “Maximum lot coverage shall be ten (10) percent”.

- k. Section 10.2 is amended by adding in the following new subsection regarding buffer areas:

Section 10.2.2 (10) For the purpose of lots fronting on Trout Lake or lands with frontage on a major watercourse flowing into Trout Lake, as identified by the North Bay-Mattawa Conservation Authority a natural buffer zone shall be maintained within the boundaries of the high water mark of Trout Lake and a 15 metre offset from the high water mark.

- l. Section 10.2.2(11) is amended by adding in the word “system” after “approved for on-site sewage disposal”.

- m. Section 10.2.3 is amended by deleting in its entirety.

- n. Section 10.2 is amended by adding in the following new subsection regarding accessory buildings:

Section 10.2.4 In any Rural Residential Cottage (RRC) zone an accessory building other than a garage shall be located no closer than three (3) metres to a single detached dwelling.

- o. Section 10.2 is amended by including the following new subsections regarding boat houses:

10.2.6 In any Rural Residential Cottage (RRC) zone a boathouse may be built on the front lot line.

10.2.6.1 No boat house shall exceed one (1) storey in height.

- p. Section 10.3(4) is amended by including the following:

Where a lot has shoreline on more than one side the building or structure, other than an accessory use, shall be 30 metres from the shoreline.

- q. Section 10.3.2(8) is amended by adding the following words “including the main building and all” before “accessory uses, buildings or structures”.
- r. Section 10.3.3 is amended by adding in the following new subsection regarding buffer zones:

Section 10.3.2 (10) For the purpose of lots fronting on Trout Lake or lands with frontage on a major watercourse flowing into Trout Lake, as identified by the North Bay-Mattawa Conservation Authority a buffer zone shall be maintained within the boundaries of the high water mark of Trout Lake and a 15 metre offset from the high water mark..

- s. Section 10.3.3 of Zoning By-law 28-80 is amended by deleting in its entirety.
- t. Section 10.3 is amended by including the following new subsections regarding boat houses:

Section 10.3.6.1 No boat house shall exceed one (1) storey in height.

- u. Section 10.4.5 is amended by adding in the word “system” after “approved for on-site sewage disposal”.
- v. Section 10.6.1 is amended by adding “Kennel” to the list of permitted uses.
- w. Section 10.7 is amended by adding the following new subsection:

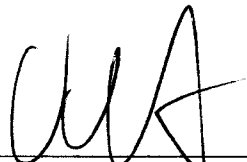
Section 10.7.6 In a Rural Marine Commercial (RMC) zone, outside storage only for the purpose of storing or parking watercraft and associated trailers shall be permitted provided that the area used for storage is adequately screened and does not impact on the visual amenity of the surrounding area.

- x. Section 10.8.1 is amended by deleting “Single detached dwellings” as a permitted use and adding the following “Accessory uses to the above including a single detached dwelling unit for the resident-owner either as part of the main building or detached”.
- y. Section 10 of Zoning By-law 28-80 is amended by renumbering the subsection in its entirety.

READ A FIRST TIME IN OPEN COUNCIL THIS 10th DAY OF JULY 2006.

READ A SECOND TIME IN OPEN COUNCIL THIS 10th DAY OF JULY 2006.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 24 DAY OF JULY 2006.



MAYOR, VIC FEDELI



CITY CLERK, CATHERINE CONRAD