

The Corporation of the City of North Bay

By-Law No. 2018-44

A By-law to Amend Zoning By-Law No. 2015-30 to introduce a Downtown Waterfront Height Schedule and to amend the Loading Regulations, “General Commercial Inner Core (C1)” Zone, “General Commercial Outer Core (C2)” Zone, “Open Space (O)” Zone and “Parkland (P)” zone to implement the Downtown Waterfront Master Plan.

Whereas the Council of the Corporation of the City of North Bay has initiated amendments to Zoning By-law 2015-30 to implement the Downtown Waterfront Master Plan;

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

And Whereas it is deemed desirable to amend the regulations of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended;

And Whereas Council passed Committee Report 2018-08 adopted by resolution number 2018-__ to approve this rezoning;

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

- 1) Zoning By-law No. 2015-30 is amended by adding Schedule F, Downtown Waterfront Heights as shown on Schedule “A” to this By-law.
- 2) Schedule “B-51” of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “B” attached hereto from an “Open Space (O)” zone to a “General Commercial Outer Core (C2)” zone.
- 3) Section 4.15 of By-law 2015-30 is amended by adding the following at the end of the section:

“However, in the C1 Zone, except where the total *floor area* is less than 2,000 m², 1 *loading space* shall be required for every 2,000 m² or fraction thereof, of the total *floor area*.”
- 4) Section 6, Commercial Zones, Table 6C, *Setbacks* and Regulations of By-law 2015-30 is amended by:
 - 4.1 deleting the Maximum *Lot Coverage Regulation* of “75%”, for the General Commercial Outer Core (C2) Zone and replacing it with “100%”;
 - 4.2 deleting the maximum height requirement of 3 storeys and adding a reference to Special Provision (11) to the Maximum Building Height (*Storeys*) regulations for the C1 and C2 Zones; and,
 - 4.3 adding a Special Provision 11) to the Special Provisions for Table 6C (*Setbacks* and Other Regulations) as follows:

“11) The minimum and maximum building heights in the C1 and C2 Zones shall be in accordance with Schedule F.”
- 5) Section 8, Open Space and Parkland Zones, Table 8A, Permitted *Uses* is amended by adding as permitted uses:
 1. In the P Zone:
 - a. *Library, Museum, or Art Gallery*
 - b. *Restaurant; and*
 - c. *Retail Store, Local*

2. In the O Zone:

- a. *Recreational Facility*
- b. *Recreational Facility, Public Authority*
- c. *Restaurant; and*
- d. *Retail Store, Local*

- 6) Section 8, Open Space and Parkland Zones, Table 8A, Permitted Uses, is amended by adding a reference to a new Special Provision (1) to the Permitted uses “Restaurant” and “Retail Store, Local” as follows:
 1. *These uses are to be considered accessory uses to the main use and shall only be permitted within the “Central Waterfront Character Area” as defined on Schedule 12B to the City of North Bay’s Official Plan.*
- 7) Section 8, Open Space and Parkland Zones, Table 8B, *Setbacks* and Other Regulations is amended by adding a reference to Special Provision (2) to the Maximum Lot Coverage regulation for the O Zone.
- 8) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O.Reg. 545/06 as amended.
- 9) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of notice by the Clerk is completed, setting out the objection to the By-law and the reasons in support of the objection, and shall be accompanied by the fee prescribed under the *Ontario Municipal Board Act*, R.S.O. 1990, C. O. 28.
- 10) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 9 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 11) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 9 of this By-law, then this By-law will not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, whereupon the By-law shall be deemed to have come into force on the day it was passed.

Read a First Time in Open Council the 5th Day of June 2018.

Read a Second Time in Open Council the 5th Day of June 2018.

Read a Third Time in Open Council and Passed this 5th Day of June 2018.

Mayor Allan McDonald

City Clerk Karen McIsaac

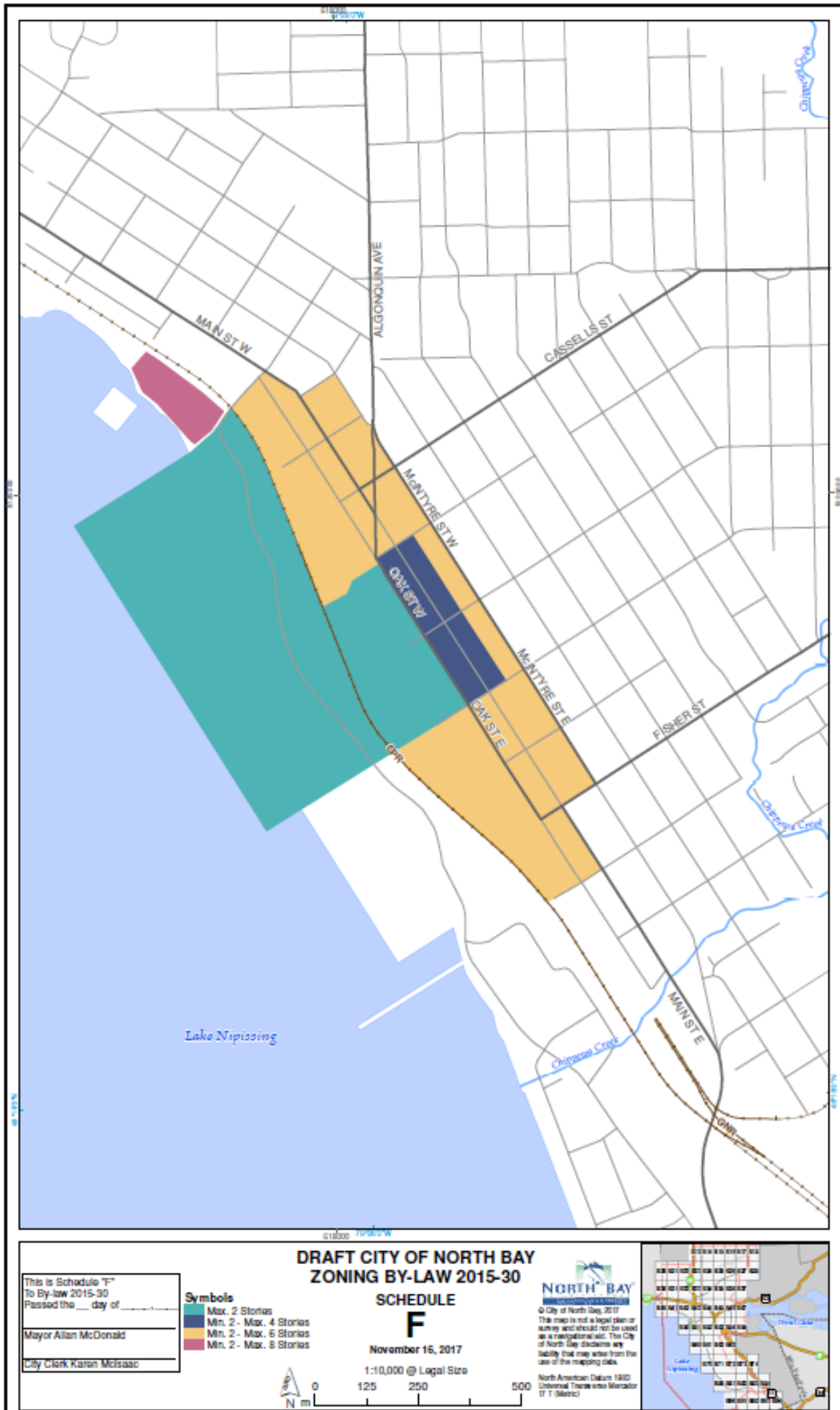
This is Schedule "A"

To By-law No. 2018-44

Passed the 6th day of June 2018

Mayor Allan McDonald

City Clerk Karen McIsaac



This is Schedule "B"

To By-law No. 2018-44

Passed the 6th day of June 2018

Mayor Allan McDonald

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