

# Trout Lake – Official Plan and Zoning By-law Open House

City of North Bay

September 10<sup>th</sup> 2025



# Background

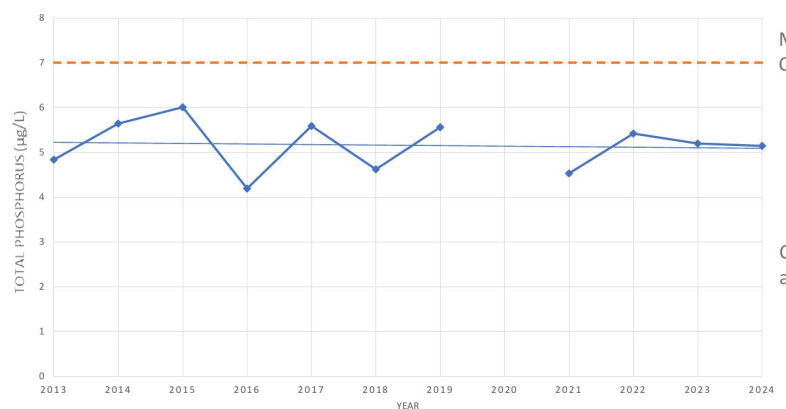




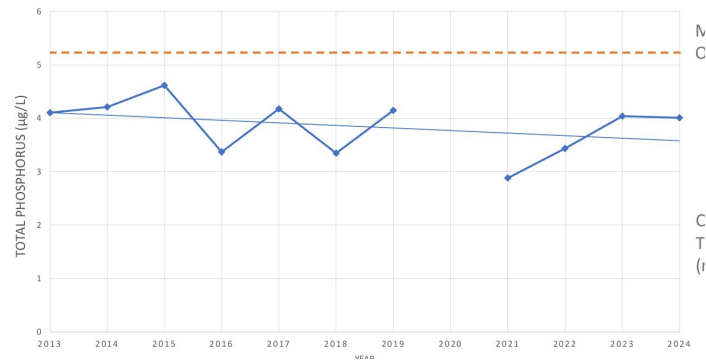
# Municipal Water Quality Objective

Lake	Scenario	Total Phosphorus (µg/L)
Four Mile Bay	Modelled Background Total Phosphorus	5.18
	Provincial Water Quality Objective of Background + 50%	7.77
	Municipal Water Quality Objective	7.00
	Existing Modelled Total Phosphorus	6.25
Trout Lake (Main Basin)	Modelled Background Total Phosphorus	3.76
	Provincial Water Quality Objective of Background + 50%	5.64
	Existing Modelled Total Phosphorus	4.84

TROUT LAKE - FOUR MILE BAY



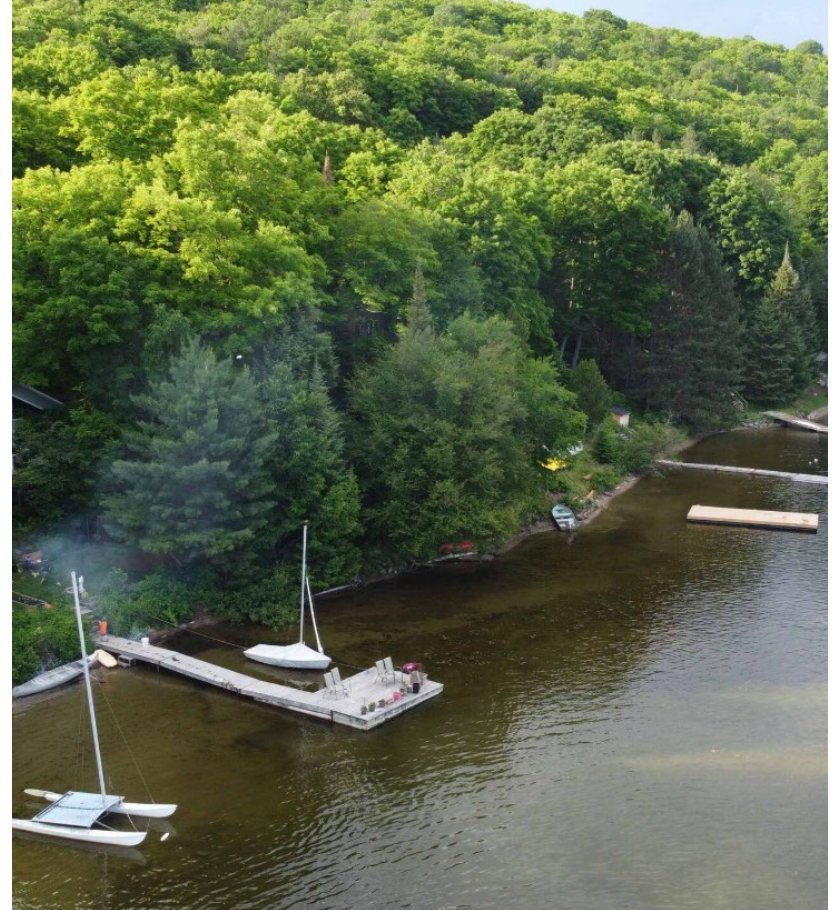
TROUT LAKE - MAIN BASIN





# Proposed Limited Lot Creation

- Main Basin and inflowing Streams – 50 New Lots
- Four Mile Bay and inflowing streams – 20 New Lots
- Main Basin and inflowing Streams could accommodate 332 new lots.
- Four Mile Bay and inflowing streams could accommodate up to 80 new lots.



# Proposed Site Plan Control

- Required for any new or redevelopment of a site;
- Prepared by an OLS;
- Security for vegetation buffer;
- Enhanced 30m vegetation buffer;
- Septic System and Dwelling 32m required setback;

# Proposed Best Management Practices – Site Plan Control

- Eavestroughs installed on the building shall outlet into infiltration trenches and soakaway pits on the corner of the dwelling farthest from the lake or inflowing stream;
- Retain all existing natural vegetation and mature tree growth where possible (dead, diseased or hazardous trees may be removed at any time);
- Installation of silt fences, check dams and straw bales during construction;
- Minimize land disturbance area;
- Minimize slope and gradient of disturbed areas; and,
- Other considerations as deemed necessary during the submission and based on the site and nature of the proposed development.
- Use of mineral rich soils for septic tile field and mantle, or tertiary treatments.

# Zoning By-law- Definitions

## Boathouse:

- A detached **accessory building** used for the berthing, sheltering or storing of boats and related equipment, built, founded or anchored near or at the shoreline of a navigable waterway or on land, which extends partially or completely over the water, but does not include any areas designed for living, sleeping, eating or food preparation by humans.”

## Deck:

- A **structure** without a roof having a foundation to hold it **erect** and **attached** to or **abutting** one or more walls of a **building** or constructed separate from a **building**, with or without direct access to the ground, the floor of which is greater than 0.3m above the **established grade** but shall not include a landing or a stair. Any portion of a dock structure that extends onto the land above the shoreline is considered a deck.

## Boathouse, Dryland:

- A boathouse that does not project over the water. A dryland boathouse shall not be located closer to the shoreline than the principal building on the lot, and must meet the regulations of an accessory building.”



# Zoning By-law- Definitions

## **Boat Port:**

- A detached accessory building used for the berthing, sheltering or storing of boats and related equipment that is roofed, but not enclosed by more than one wall and is built, founded or anchored near or at the shoreline of a navigable waterway or on land.”

## **Sleep Cabin:**

- A detached accessory building or structure, located on the same lot as the principal dwelling, for sleeping accommodation only or for the occasional accommodation of guests, from which there shall be no monetary gain and in which sanitary facilities may be provided, but shall not contain cooking facilities.”

# Sleep Cabins



- Meet accessory building provisions;
- No kitchen facilities;
- Bathrooms permitted, provided adequate septic capacity;

# Legal Non-Complying – Redevelopment

- Permits **‘as of right’** expansion redevelopment on existing dwellings and seasonal cottages, not requiring a Minor Variance -
- 3 categories:
  - 0 to 7.5m setback from lake – permitted a 10% increase in size (Not towards Lake) and a 1m height increase;
  - 7.6m to 15m setback from lake – permitted a 20% increase in size and a 2m height increase;
  - 15.1 to 32m setback from lake – permitted a 30% increase in size and a 3m height increase.

# Rural Lot Policy – Official Plan and Zoning By-law

City of North Bay

September 10, 2025



# Background

PPS, 2024 changes

Rural Lot opportunities

Changing Demographics



# Proposed Official Plan Policies – Rural Lot Creation

- Consents will only be given when the severed and retained land fronts on and has direct access to a year-round municipally maintained road;
- Consents shall only be permitted where site conditions are suitable for the provision of appropriate private sewage and water services, generally following the D-Series Guidelines, specifically D-5-4 and D-5-5;
- The area of the proposed severed and retained lots should be appropriately sized for the intended use, maintain the rural character and no parcels should be created that do not meet the provisions of the Zoning By-law;
- There is no numerical maximum in the amount of lots that can be created by consent, provided that the new lot creation does not result in the need for the extension of Municipal services, including, but not limited to, water and sewer services, roads, transit, parks, sidewalks, and active transportation, and is clearly not necessary or in the public interest to proceed by a Rural Estate Subdivision;
- If the proposed development would result in the creation of five or more lots or units or a cumulative of 5 or more lots or units from the original parcel of land as it existed when the Official Plan came into effect in 2012, the application shall submit as part of a complete application the requirements identified in Section 51 (17) being O.Reg 544/06Schedule 1 of the Planning Act;

# Proposed Official Plan Policies – Rural Lot Creation

- Proposed severed and retained lands would have regard for natural heritage features, avoid the fragmentation of these features and meet provincial requirements;
- Proposed severed and retained lands should not be created if the creation of lots would create incompatibility with resource-based uses, including, but not limited to, agricultural and aggregates;
- When applicable, the applicant must provide a Minimum Distance Separation calculation to ensure the proposed severance will not impact the ongoing operation of adjacent lands;
- The City will require the dedication of lands for parkland dedication or cash-in-lieu payments for the proposed development as prescribed in the Planning Act, applicants may be asked to complete an appraisal of the land;

# Proposed Official Plan Policies – Rural Lot Creation

- Proposed severance(s) should create logical development that would not affect the retained lands or surrounding property's ability to further develop. Severances that would create land locked parcels, flag pole lots (retained lands maintaining the back lands behind the proposed severances), or parcels that have irregular shapes or skewed lines will generally not be supported. Proposed and retained lots should generally have parallel side lot lines and should be perpendicular to the front lot line;
- Applicants must demonstrate to the satisfaction of the City of North Bay that the proposed severed and retained lands can accommodate an entrance permit and meet minimum site line requirements;
- The City reserves the right to ask for additional studies as identified in the Planning Act and specifically Section 3.4.4 of this Plan, when deemed appropriate; and
- The City reserves the right to require that the proponent enter into a Development Agreement when appropriate.

# Rural Estate Subdivision –Proposed Policy

- a) An environmental impact assessment for natural heritage features or areas;
- b) A flood plain, flood proofing, protection works, restoration report;
- c) An aggregate resource evaluation report to assess the residual economic value of aggregates;
- d) A site grading and/ or storm water management plan;
- e) A noise and/or vibration study;
- f) A geotechnical study for slope analysis;
- g) A heritage impact statement and/or archeological assessment report;
- h) A traffic study; and
- i) Any other studies that may be identified during the review of the application.

# Next Steps in the Process


- Review Comments from Open House
- Update Policies
- Statutory Public Meeting (October 27, 2025)
- By-laws (November)



# Questions and Comments -



## PROVIDE A COMMENT



**TROUT LAKE &  
RURAL LOT POLICY  
OFFICIAL PLAN & ZONING**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Comment:

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**Consent for storing submitted data (required):**

☐ Yes, I give permission to store and process my data


**Stay Informed:**

☐ I would like to be notified of future public meetings concerning this project

**Collection Notice:**

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act and will be used for its intended purpose only. Questions about this collection of personal information should be directed to:

City Clerk  
200 McIntyre Street East  
North Bay ON P1B 8V6  
or by telephone at (705) 474-0626 ext. 2510.



**NORTH BAY**  
1922-2022

# Questions, Comments and more Information

