

AMENDMENT NO. ____

TO THE

OFFICIAL PLAN

OF THE

CITY OF NORTH BAY

(Rural Lot Creation)

August 2025

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedules attached hereto, is an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No. ___ to the Official Plan of the City of North Bay is to amend the rural lot creation policy to better align with the changes to rural lot creation of the Provincial Planning Statement, 2024. The proposed changes will allow for additional rural lots to be created under consent to sever.

2. LOCATION

This Amendment applies to the entirety of the City of North Bay.

3. BASIS

The City of North Bay's Official Plan must be consistent with the *Provincial Planning Statement, 2024*. *PPS, 2024* has implemented changes to the rural lot creation policy and how municipalities should permit rural lot creation.

The City of North Bay has heard there is a growing demand for rural lot creation to be permitted within the City of North Bay.

The proposed changes to the rural lot creation would permit additional housing opportunities for residents and property owners within the rural area.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. ___ to the Official Plan of the City of North Bay is to amend the current rural lot creation policies.

This amendment applies to all lands within the City of North Bay.

2. THE AMENDMENT

The Official Plan of the City of North Bay is hereby amended:

3.4 Policies

Section 3.4 is deleted in its entirety and replaced with the following:

3.4 “Rural Residential Lot Creation

The City of North Bay encourages residential lands and lot creation to be within the planned urban settlement boundary. The City of North Bay recognizes the desire for rural lots, and provided the lots do not lead to the unnecessary expansion of Municipal infrastructure and services, including roads, parks, trails and playgrounds, the City generally supports rural lot creation when site conditions are suitable for private sewage and water services (septic and well).

Consent to sever shall be permitted to subdivide lots within the rural area, provided that the proposed lots and retained lots have adequate frontage on a municipal maintained road(s) and does not lead to the unnecessary expansion of municipal services. Rural lots shall be permitted to be created provided the proposed development is maintaining the existing and planned rural character, the following criteria will be reviewed when considering applications for consent(s) to sever, notwithstanding other policies within the plan:

1. Consents will only be given when the severed and retained land fronts on and has direct access to a year-round publicly maintained road;
2. Consents shall only be permitted where site conditions are suitable for the provision of appropriate sewage and water services, generally following the D-Series Guidelines, specifically D-5-4 and D-5-5;
3. 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;
4. There is no numerical maximum in the amount of lots that can be created by consent, provided that there is no need for the extension of Municipal services as a result of the proposed lots and is clearly not necessary or in the public interest to proceed by a Rural Estate Subdivision;
5. If the proposed development would result in the creation of five or more lots or units, the application shall submit as part of a complete application the requirements identified in Section 51 (17), Schedule 1 of the Planning Act;
6. Proposed severed and retained lands would have regard for natural heritage features and avoid the fragmentation of these features and meet provincial

requirements;

7. 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;

8. Applicants will demonstrate using provincial guidelines the proposal will not impact adjacent lands, including, but not limited to the Minimum Distance Separation Formulae;

9. The City will require the dedication of lands for parkland dedication or cash-in-lieu payments for the proposed development, applicants may be asked to complete an appraisal of the land;

10. Proposed severances should create logical development that would not affect the retained lands or surrounding properties. 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; and

11. The City reserves the right to require that the proponent enter into a Development Agreement should there need to be works completed because of the development.

Rural Estate Subdivision or Condominium

If the proposed lot creation cannot meet the provisions of a consent application or is not in the public interest, applicants can apply for a Plan of Subdivision or Condominium, applicants will be required to submit for a complete application the following and regard will be had for the following:

1. The application will be required to submit the requirements identified in Section 51 (17), Schedule 1 of the Planning Act to be considered a complete application;

2. A reasonable use study which establishes to the satisfaction of the city that such a development will not have a negative impact on economic, environmental or social effect of the City now or in the future. Including, but not limited to ensuring any new proposed municipal infrastructure is not a financial burden on the city in the future. The proposed development does not create large fragments into natural heritage features and the proposed development does not significantly change the rural character;

3. Vacant Land Condominium Roads will not be permitted when there is a logical or planned expansion of existing municipal roads;

4. Where applicable and in the public interest, the following additional studies may be required at any time of the review of the application or as conditions of approval:

- 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 noise and/or vibration study;
- e) A geotechnical study for slope analysis;
- f) A heritage impact statement and/or archeological assessment report;
- g) A traffic study; and
- h) Any other studies that may be identified during the review of the application.

5. Rural Estate Development shall not have a negative impact on surrounding lands that are currently operating or have the potential for mineral aggregates, forestry and/or agricultural production.

6. Rural Estate Developments shall have a vegetation plan which reduces the disruption to the natural physical features and to allow the proposed development to blend into the natural setting.

7. Rural Estate Development will be required to produce technical studies when the development is proposed within 1000m of an aggregate extraction operation.

8. Rural Estate Development shall not be permitted within the Airport Protection Zone, as shown on Schedule 1 and 2 of this Plan.

9. Rural Estate Development is permitted within the Trout Lake Overlay provided the proposal meets Section 3.5 of the Official Plan.

3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the Official Plan.

