

‘Appendix A’

AMENDMENT NO. 2026-01

TO THE ZONING BY-LAW FOR

THE MUNICIPALITY OF EAST FERRIS

2021-60

(TROUT LAKE INFLUENCE AREA)

June 2025

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Zoning By-law Amendment.

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

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No. __ to The Zoning By-law for the Municipality of East Ferris By-law 2021-60 (the “Zoning By-law”) is to reflect in the Zoning By-law the outcome of the *Trout Lake Watershed and Management Study* (Trout Lake Study) undertaken by the Municipality of East Ferris, the City of North Bay and the North Bay Mattawa Conservation Authority.

2. LOCATION

This Amendment applies all lands within 300 metres of the shoreline of Trout Lake, it's islands and major inflowing streams.

3. BASIS

In 2021, the Municipality of East Ferris, the City of North Bay and North Bay Mattawa Conservation Authority initiated the Trout Lake Study.

The Trout Lake Study was initiated as a comprehensive review of lake quality and the review of current policies and provisions around the protection and management of the lake. The last, similar, comprehensive study was conducted in 1992.

Generally, the Trout Lake Study found that a limited amount of new residential development could be permitted within 300 metres of the shoreline of the lake, its major inflowing streams and Four Mile Lake, subject to best management practices, to protect and enhance lake water quality. The Study included 28 recommendations to protect the lake, including 13 land use planning recommendations.

On February 13, 2024, Council passed Resolution No. 2024-13 to direct staff to initiate an Official Plan Amendment and Zoning By-law Amendment based on the general direction of the “Directions Report, Trout Lake Watershed and Management Study” by J.L. Richards dated March 28, 2022, and Addendum # 2 (November 2, 2023) and Hutchinson’s “Trout Lake Watershed Study and Management Plan – Existing Conditions, Issues, Opportunities and Constraints (October 23, 2023).

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. ___ to the Municipality of East Ferris Zoning By-law 2021-60 (the “Zoning By-law”) is to include land use planning permissions and development standards that implement the Trout Lake Influence Area Official Plan policies.

This amendment applies to all lands within 300 metres of the Trout Lake shoreline, its islands and major inflowing streams.

2. THE AMENDMENT

The Zoning By-law is hereby amended:

2.1.1 By inserting a new Section 3.21.2.2, as follows:

3.21.2.2 Properties located within the Trout Lake Influence Area will be permitted minor expansions of **legal non-complying buildings** and **structures** as follows:

3.21.2.2.1 Where a **legal non-complying dwelling** is 7.5 metres or less from the shoreline:

- i. The **gross floor area** of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 10% based on the **gross floor area** of the **legal non-complying dwelling** on the day this By-law was passed;
- ii. The width of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 10% of the **legal non-complying dwelling** width on the day this By-law was passed;
- iii. No portion of any expansion or enlargement of the **legal non-complying dwelling** shall be permitted to encroach further into the **front yard** or reduce any other **legal non-complying setbacks** based on the **setbacks** of **legal non-complying dwelling** on the day this By-law was passed; and,
- iv. The **height** of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 1 metre based on the **height** of the **legal non-complying dwelling** on the day this By-law was passed, and provided that the required **yard setbacks** are maintained.

3.21.2.2.2 Where a legal **legal non-complying dwelling** is 7.6-15 metres from the shoreline:

- i. The **gross floor area** of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 20% based on the **gross floor area** of the **legal non-complying dwelling** on the day this By-law was passed;
- ii. The width of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 20% of the **legal non-complying dwelling** width on the day this By-law was passed;
- iii. No portion of any expansion or enlargement of the **legal non-complying dwelling** shall be permitted to encroach further into the **front yard** or reduce any other **legal non-complying setbacks** based on the **setbacks** of **legal non-complying dwelling** on the day this By-law was passed; and,
- iv. The **height** of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 2 metres based on the **height** of the **legal non-complying dwelling** on the day this By-law was passed, and provided that the required **yard setbacks** are maintained.

3.21.2.2.3 Where a legal **legal non-complying dwelling** is 15.1 to 30 metres from the shoreline:

- i. The **gross floor area** of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 30% based on the **gross floor area** of the **legal non-complying dwelling** on the day this By-law was passed;
- ii. The width of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 30% of the **legal non-complying dwelling** width on the day this By-law was passed;
- iii. No portion of any expansion or enlargement of the **legal non-complying dwelling** shall be permitted to encroach further into the **front yard** or reduce any other **legal non-complying setbacks** based on the **setbacks** of **legal non-complying dwelling** on the day this By-law was passed; and,
- iv. The **height** of the **legal non-complying dwelling** shall be permitted to increase by a maximum of 3 metres based on the **height** of the **legal non-complying dwelling** on the day this By-law was passed, and provided that the required **yard setbacks** are maintained.

2.1.2 By renumbering Section 3.21.2.2 to Section 3.21.2.3.

2.1.3 By inserting “or within the Trout Lake Influence Area Overlay” between the word “Lake” and the “.” in Section 3.29.3.

2.1.4 By deleting and replacing Section 3.42 with the following:

“Setback for Septic Systems

The setback required for sewage disposal beds from the shoreline within the Trout Lake Influence Area, Lake Nosbonsing, and the bank of any watercourse flowing into Lake Nosbonsing shall be 60 m.”

2.1.5 By deleting and replacing Section 3.43 with the following:

“Setback from Waterbodies and Wetlands

No new main building shall be erected in any zone within 30 m of any lake, river, stream or wetland. Specific regulations related to a zone or water feature may supersede this regulation. No new main building shall be erected within 32 metres of the shoreline of the Trout Lake Influence Area. Vegetation within 30 metres of the shoreline will be maintained in a natural state within the Trout Lake Influence Area. Accessory structures shall provide a setback of 15m from any lake, river, stream or wetland.”

2.1.6 By inserting “(1)” in the “Front Yard Setback(m)” Column Header after the words “Front Yard Setback(m)” in Table 5B.

2.1.7 By inserting “except the Trout Lake Influence Area, where the minimum setback shall be 32 metres” after “high water mark” under “Special Provision (1)” in Table 5B.

2.1.8 By inserting “bunkie” in between boathouse and dock in section 3.2.4 and by deleting Section 3.2.4.10 in and replacing it with the following:

“A ***bunkie*** shall be permitted in the Lakefront Residential (RL) Zone subject to the provisions of section 3.2.4.”

3. IMPLEMENTATION AND INTERPRETATION

This Zoning By-law Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the Zoning By-law.