

What is a Minor Variance?

A minor variance is a variation from the requirements of the City of North Bay Zoning By-law.

The need for the variance is created by circumstances peculiar to the land, building, structures or use that prevent the owner from meeting all of the requirements of the By-law.

When is a Minor Variance required on Trout Lake or one of its major inflowing streams?

- If you are proposing new construction on a vacant lot that does not meet the lot frontage and lot area requirements.
- If you are proposing to expand, repair or reconstruct any building on the property that result in an expansion to the existing footprint and you do not meet the lot frontage and lot area requirements (this includes the main dwellings and accessory structures).
- Your proposed development does not meet other required regulations of the Zoning By-law (eg. Setbacks, Lot Coverage etc.)
- A minor variance is not required if you do not meet the lot frontage and lot area requirements of the Zoning By-law and you rebuild exactly on the same footprint.
- If you are proposing to increase the number of stories of the existing building, on the existing footprint, you can do so without a minor variance only if you meet all of the required setbacks.
- Private detached garages will not require a Minor Variance provided all regulations of the Zoning By-law are met i.e. lot coverage, setbacks, size, height, etc.

Quick Facts

Zoning By-law Requirements for Rural Residential Lakefront Lots on Trout Lake

This Quick Fact sheet is intended to provide a high level overview for the most common situations.

You should always check with Planning & Building Services to confirm the zoning of your property and the specific regulations that apply to your property.

Lot Frontage: 61 metres

Setbacks (Main Building):

Front Yard: 30 metres

Rear Yard: 12 metres

Side Yard: 6 metres

Lot Area: 0.4 hectares (1 acre)

Lot Coverage: 10% (incl accessory structures, covered decks etc.)

Accessory Structures:

One structure with a maximum of size of 10 square metres is permitted in the front yard

Vegetative Buffer: 15 metres from the shoreline

Septic System: 30 metre setback from the shoreline