

January 22, 2025

Municipality of Trent Lakes
760 Peterborough
County Road 36,
Trent Lakes ON KOM 1A0

Attn: Adele Arbour
Planner

Re: Addendum Letter – Application for a Zoning By-law Amendment
Part of Lot 15 Concession 9, Geographic Township of Harvey, Municipality of Trent
Lakes, County of Peterborough
EcoVue Reference: 21-2195

Dear Adele,

The following is an addendum to the Planning Justification Report submitted on behalf of Mr. Dan Barnes in support of two (2) applications for Consent on a property located at Part of Lot 15, Concession 9, Geographic Township of Harvey, now in the Municipality of Trent Lakes, County of Peterborough. The proposed consents are outlined in the Consent Sketch. It should be noted that the subject consent to sever applications (B-17-23 and B-18-23) were approved on March 28, 2024.

With respect to application B-17-23, one of the consent conditions requires the newly created shoreline lot (Lot 1) to be rezoned from the Rural Exception 45 (RU-45) Zone to the Shoreline Residential-Private Access (SR-PA) Zone. Similarly, one of the consent conditions for B-18-23, requires the newly created rural residential lot (Lot 2) to be rezoned from the Rural Exception 45 (RU-45) Zone to the Rural Residential (RR) Zone.

Furthermore, the Natural Heritage Evaluation (NHE) report prepared by Oakridge Environmental identified significant and non-significant wetlands located on the subject lands. As such, the portions of the lands that contain these features will be rezoned to Environmental Protection (EP) Zone in order provide additional ecological protection.

Table 1 below shows the shoreline lot (Lot 1) in comparison to the provisions of the SR-PA zone as outlined in Section 9.2 of the Municipality of Trent Lakes Zoning By-Law, while Table 2 below shows the severed lot (Lot 2) in comparison to the provisions of the RR zone as outlined in Section 6.2 of the Municipality of Trent Lakes Zoning By-Law.

Table 1 – SR-PA Zone Provisions

| Lot Requirements | | Required | Proposed (Lot 1) |
|---|---------------------------|-----------------|------------------|
| Minimum Lot Area | | 0.4 hectares | 0.56 hectares |
| Minimum Lot Frontage | | 45 metres | N/A |
| Minimum Shoreline Frontage | | 45 metres | 87.47 metres |
| Minimum Front Yard | | 12 metres | 38.9 metres |
| Minimum Exterior Side Yard | | 6.0 metres | N/A |
| Minimum Interior Side Yard | | 4.5 metres | 48.9 metres |
| Minimum Rear Yard | | 4.5 metres | 42 metres |
| Minimum Water Yard | | 30 metres | 38.9 metres |
| Maximum Lot Coverage | | 20% | 8% |
| Maximum Building Height | | 11 metres | <10 metres |
| Minimum Dwelling Unit Area | One Storey | 83.5 sq. metres | N/A |
| | One and Half / Two Storey | 116 sq. metres | 450 sq. metres |
| Maximum Number of Single Detached or Seasonal Dwellings per lot | | 1 | 1 |
| Maximum Number of Dwelling Units per lot | | 1 | 1 |

Table 2 – RR Zone Provisions

| Lot Requirements | | Required | Proposed (Lot 2) |
|----------------------------|------------|-----------------|---------------------|
| Minimum Lot Area | | 0.3 hectares | 4.23 hectares |
| Minimum Lot Frontage | | 45 metres | 237.19 metres |
| Minimum Front Yard | | 12 metres | Can be accommodated |
| Minimum Exterior Side Yard | | 6.0 metres | N/A |
| Minimum Interior Side Yard | | 4.5 metres | Can be accommodated |
| Minimum Rear Yard | | 4.5 metres | Can be accommodated |
| Minimum Water Yard | | 30 metres | N/A |
| Maximum Lot Coverage | | 20% | <20% |
| Maximum Building Height | | 11 metres | <10 metres |
| | One Storey | 83.5 sq. metres | Can be accommodated |

| | | | |
|-----------------------------|---------------------------|----------------|---------------------|
| Minimum Dwelling Unit Area | One and Half / Two Storey | 116 sq. metres | Can be accommodated |
| Maximum Number of Dwellings | | 1 | 1 |

As shown above, both the proposed lots meet all the provisions of the Trent Lakes Zoning By-law. Additionally, as noted, in order to provide additional protection to the wetlands and their associated VPZ, the portions of the subject lands that contain these features, as identified by Oakridge Environmental, will be rezoned from to the EP Zone. The draft Zoning By-law Amendment schedule and text have been included in **Appendix C**.

We trust that the above information sufficiently addresses the Zoning By-law amendment application for the lot line adjustment at the above-noted property. Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.



Aditya Srinivas B.Sc.

Planner