



PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

October 25, 2022

Dear [Neighbour Name],

**Re: Application Update
Application for Rezoning- Pigeon Lake Commercial Cabins
16 Fire Route 94A, Trent Lakes**

D.M. Wills Associates Limited (Wills) has been retained by Mr. Stephen Lennox (Client) to prepare and submit an application for a Zoning By-law Amendment (ZBA) for the property located at 16 Fire Route 94A, Pigeon Lake (Subject Property), Part of Lot 16, Concession 13, Municipality of Trent Lakes (Municipality) in the County of Peterborough (County). The existing ZBA application entails a site-specific amendment to permit the redevelopment of the property in the form of a tourist cabin rental establishment, together with an accessory dwelling and dry-land boathouse.

The Subject Property is comprised of approximately 0.65 hectares (1.6 acres) of land with approximately 300 metres of irregular shoreline frontage, owing to the peninsular shape of the property. At the time of the application submission, the Subject Property was designated Commercial in the Municipality of Trent Lakes Official Plan and zoned Shoreline Residential-Private Access (SR-PA) in the Municipality's Zoning By-law B2014-070.

The Subject Property currently contains ten (10) derelict former commercial cabins with two (2) septic holding tanks, and presumably operated as a fishing resort during the period when the area served as a popular tourist region for visitors from the United States. The cabins were constructed in 1949 and the Subject Property operated as a tourist commercial resort from 1949 to the early 1980's at which point the operations ceased and have remained non-operational to present.

The Subject Property was rezoned from tourist commercial to rural residential in 2002, which appears to have been triggered by the severance of the neighbouring property to the north from the Subject Property. The staff report from this rezoning (2002-10) has yet to be located and provided to my client. In its absence we cannot confirm the applicants intention or the opinion of Staff at the time regarding the use of the retained parcel.

Our Client originally proposed to remove certain of the existing cabins, save and except five (5) of the existing cabins located on the north western portion of the property. The proposed redevelopment included demolishing, repositioning and reconstructing those five (5) cabins with a ground floor area of 92.9 square metres and containing a second storey. The Client also proposed to construct a two-storey accessory dwelling (with a ground floor area of 186 square metres / 2,000 square feet) at the southern-most portion of the peninsula with an accompanying dry land boathouse being located on the north-eastern shoreline.

Having received letters of concern from adjacent property owners, our Client has decided to amend the application by reducing the number of rental cabins from five (5) to three (3). Please see attached the updated site plan for reference.

It is important to note that all proposed redevelopment (save and except the dry land boat house) will increase the setbacks from the high-water mark beyond what the existing onsite structures provide.

The Zoning By-law Amendment application has been amended and will be resubmitted to the Township for their consideration.

The table below illustrates the amended Zoning By-law exemptions being sought, while also referencing the existing infractions for comparison, which include:

- Minimum Lot Area;
- Minimum Water Yard (Septic System);
- Minimum Front and Water Yard (Rental Cabins);
- Minimum Front and Water Yard (Accessory Dwelling);
- Accessory Dwelling – Height, and
- *Section 4.12.1 as it pertains to the requirement for frontage on a public street shall not apply.*

For context, the minimum water yard setback for the existing Shoreline Residential- Private Access Zone (SR-PA Zone) is 30 metres. Provided the unique peninsular shape of the Subject Property, any future development (including the installation of a septic system) on the property, would require zoning relief of this setback. The proposed location of the septic system is at the maximum distance possible from both the eastern and western shorelines.

Additionally, the maximum lot coverage of the existing SR-PA Zone is 20%. As proposed, the redevelopment (3 rental cabins, accessory dwelling, and dry land boathouse) is 8.28%.

Tourist Commercial (TC) Zone			
	Required	Existing	Proposed
14.2.1 Minimum Lot Area	4.0 ha (9.9 ac)	0.65 ha (1.65 ac)	0.65 ha (1.65 ac)
Tourist Establishment (3 Rental Cabins)			
14.2.3 Minimum Lot Coverage	15%	6.16 %	8.28 %
14.2.4 Minimum Front Yard	15.0 m	2.91m – 16.81 m	10.0 m
14.2.8 Minimum Water Yard	30.0 m	2.91m – 16.81 m	10.0 m
Accessory Dwelling			
4.2.5 Lot Coverage and Height			
Height	4.9 m	n/a	11.0 m
14.2.4 Minimum Front Yard	15.0 m	n/a	8.2 m
14.2.8 Minimum Water Yard	30.0 m	n/a	8.2 m
Septic System			
14.2.8 Minimum Water Yard	30.0 m	10.64 m	20.0 m
<ul style="list-style-type: none"> - Section 4.12.1 as it pertains to the requirement for frontage on a public street shall not apply. - All other provisions of Section 14.1, 14.2 and Section 4 of this By-law shall apply. 			

With respect to the concerns raised in the letters submitted to the Municipality, for ease of reference, the concerns have been grouped by theme and addressed in the table below.

Comment Theme	Response
Minimum Lot Area	<p>In reviewing the existing Tourist Commercial (TC) zoned properties in the Municipality, there are approximately 47 properties that are zoned TC, and of those properties, only 18 meet the required minimum lot area of 4.0 ha (9.9 acres).</p> <p>Additionally, 30 of the 47 existing TC Zoned properties are adjacent to Shoreline Residential – Private Access (SR-PA) zoned properties. The most common form of use being a recreational trailer park, marina and rental cottages.</p> <p>Provided that the topography of the property is limited due to its peninsular shape; it is designated Commercial in the Official Plan; it has a historic tourist commercial use; and that the proposed lot coverage is 8.28% of the permitted 15%, we feel that this form of commercial development is appropriate for the property.</p>
Commercial Use	<p>As noted above, of the existing TC zoned properties, 30 of the 47 existing TC Zoned properties are adjacent to SR-PA Zoned properties. Of these 30, approximately 7 are marinas, 9 are trailer parks, and 13 are resorts/ rental cottage establishments.</p> <p>Additionally, of the 47 existing TC Zoned properties, 22 are located on Pigeon Lake.</p> <p>Provided that the property is designated Commercial, has a historical commercial use, and that other properties of similar size have been able to operate similar operations, we feel that the rezoning to the Special Tourist Commercial zone is appropriate.</p>

<p>Increased Building Footprint</p>	<p>As noted above, the permitted lot coverage of the TC Zone is 15% (20% in the SR-PA Zone). The existing lot coverage is 6.16%, with the proposed lot coverage increasing slightly to 8.28%, well within the permitted amount.</p>
<p>Exemption to Sewage System Setback</p>	<p>The Subject Property has two existing holding tanks located 10.64 m and 15.17 m from the shoreline respectfully.</p> <p>The proposed development includes a new on-site septic system (Waterloo Biofilter) which was approved for the previous level of development (5 cabins and the additional dwelling unit).</p> <p>The proposed septic system was designed by a certified septic designer, reviewed by Peterborough Public Health, and approved by a Professional Geoscientist (as concluded in the Hydrogeological Study submitted to the Municipality). The proposed system was also reviewed as a part of the Functional Servicing Report, also submitted to the Municipality as a part of the application submission.</p> <p>With respect to the 30-metre setback from the high-water mark, the Environmental Impact Study completed as a requirement for the planning application, concluded that no significant impacts are anticipated on the features identified on the Subject Property, as all development is occurring further away from the shoreline (save and except the dryland boathouse) than the existing development. The study also provided mitigation measures to minimize the impacts of development.</p>
<p>Traffic / Road Capacity</p>	<p>A Traffic Impact Brief was completed by a traffic engineer which determined that the proposed development (for 5 rental cabins, and an accessory dwelling) was not anticipated to have any significant impact on the normal traffic operations of the road network at present nor in the future. This Traffic Impact Brief was submitted to the Municipality as a part of the application.</p> <p>Since the completion of this study, the proposed development has been amended to include only 3 rental cabins.</p>

<p>Parking</p>	<p>The zoning by-law requires one (1) parking space for each guest room. Therefore, for the 3 rental cabins, 6 parking spaces have been provided, with an additional two spaces for the accessory dwelling unit, therefore complying with the zoning by-law provisions.</p>
<p>Nuisance (garbage, noise, etc.)</p>	<p>Should the Zoning By-law Amendment be granted, our Client will have to undergo Site Plan Approval, which requires a detailed plan of the Subject Property which includes such information as the location of garbage receptacles; vegetation/ landscape buffering and parking.</p> <p>Please note that the proposed accessory residential dwelling on the property is where our Client will reside and will be used for check-in services.</p> <p>Such potential nuisance issues will be addressed in the rental agreement and will be monitored onsite by our Client or his staff.</p>

As previously noted, the ZBA is required to rezone the Subject Property from the Shoreline Residential-Private Access (SR-PA) Zone to the Special Tourist Commercial (TC-X) Zone to allow for the redevelopment of 3 rental cabins, an accessory dwelling and a dry-land boathouse.

Please feel free to contact the undersigned, should you have any additional questions.

Respectfully,



Katherine van Beek, RPP
Land Use Planner
705-742-2297 ext. 252
kvanbeek@dmwills.com