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January 30, 2018

Municipality of Trent Lakes
760 County Road 60
Trent Lakes ON K0M 1A0

Attn: Adele Arbour, MCIP RPP
Planning Technician

**Re: OPA-49 and ZBA 17-01 (Tecasy Ranch)
Part of Lots 10 & 11, Concession 3 (Harvey), Municipality of Trent Lakes
38 Bolton's Road
EcoVue Reference: 16-1600**

Dear Ms. Arbour,

Please find enclosed a revised Site Plan Overview (and Site Plan Detail, which is unchanged from the previous submission (August 16, 2017)) showing the additional cabins, pavilion and proposed location for trail. Also included with the Site Plans is a memo outlining all existing and proposed structures on the entire property.

As discussed with you and the Municipality's planning consultant, Chris Jones, Area 2 identified on the Site Plan Overview will be subject to a holding "H" provision, whereby a Species at Risk survey must be undertaken prior to any development. Until the "H" has been lifted, uses/activities associated with the applications will only take place within Area 1. The proposed use on this portion of the property has received sign-off from the Ministry of Natural Resources and Forestry (MNRF) and all other agencies and municipal departments.

It is also noted that the applicants have agreed to provide the upgrade to Bolton's Road, as requested by Council through a motion at their September 5, 2017 meeting.

With the submission of the revised Site Plans and confirmation of the road upgrade, we trust that all outstanding issues regarding these applications have been addressed. Therefore, we respectfully request that the Municipality schedule a second Statutory Public Meeting at the earliest possible date. Also, in order to expedite the process, we respectfully request that staff and Mr. Jones prepare and present the Official Plan amendment and Zoning By-law amendment documents to Council on



the Public Meeting date so that they may vote on the applications during their regular Council session, if they so choose.

We appreciate your assistance with moving these applications forward. If you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

ECOVUE CONSULTING SERVICES INC.

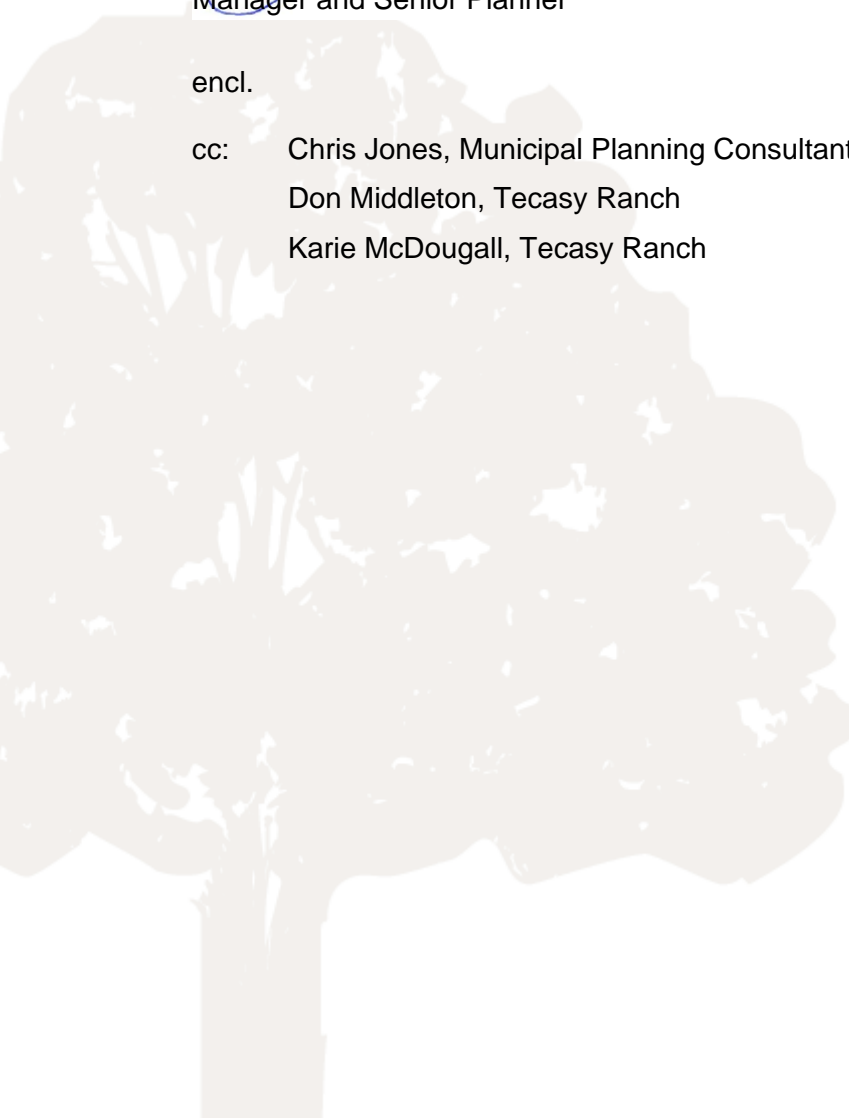
A handwritten signature in blue ink that reads "J. Kent Randall". The signature is written over a horizontal line.

J. Kent Randall B.E.S. MCIP RPP
Manager and Senior Planner



encl.

cc: Chris Jones, Municipal Planning Consultants
Don Middleton, Tecasy Ranch
Karie McDougall, Tecasy Ranch



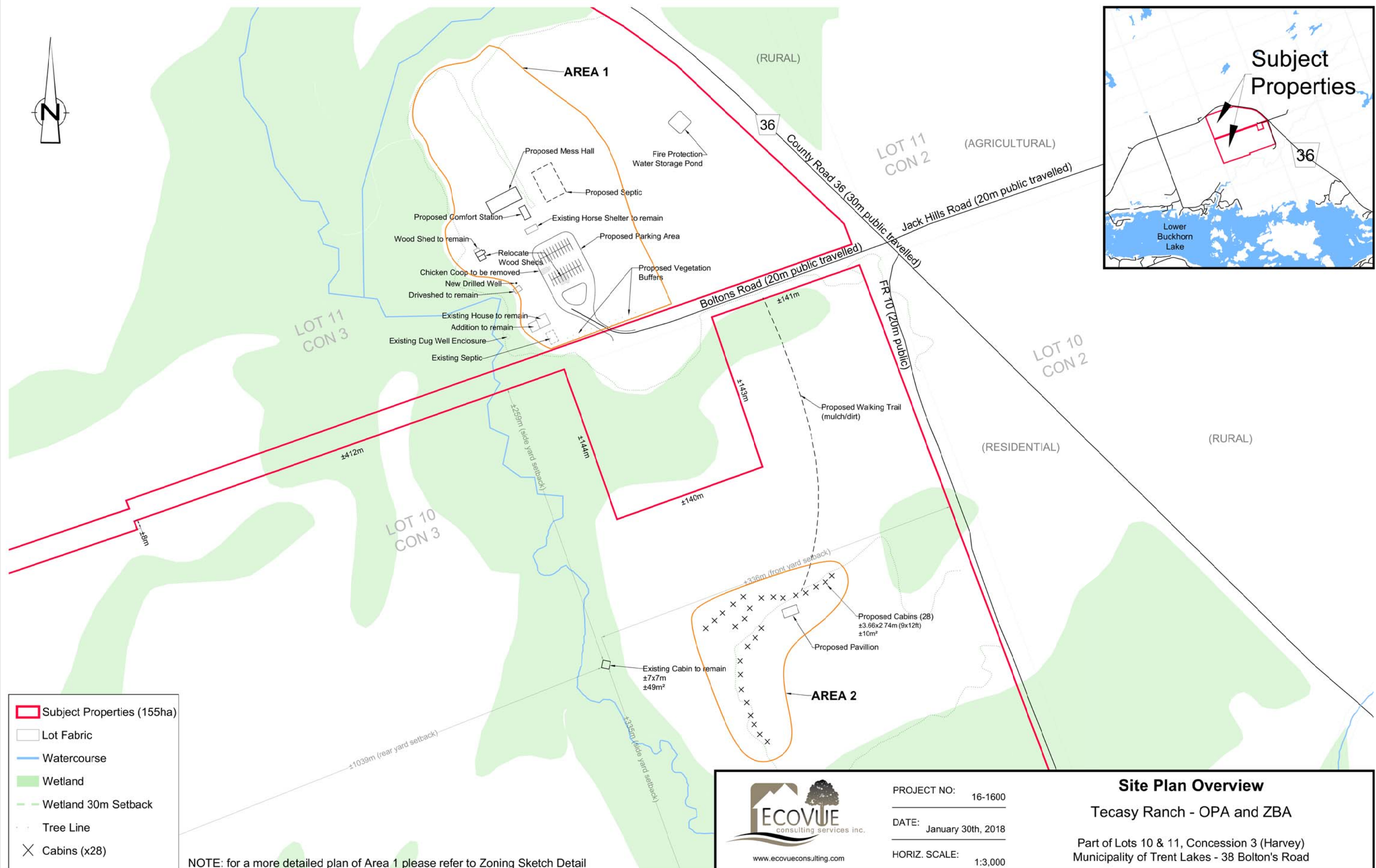
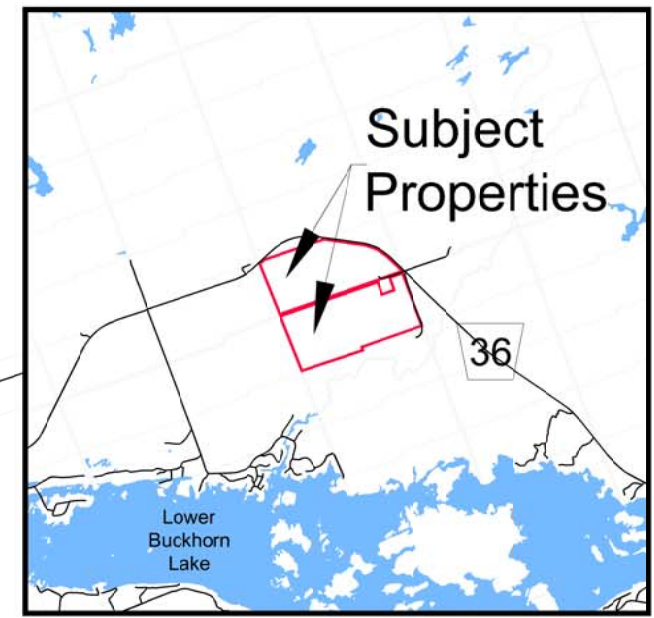
Memo

TO: Adele Arbour, Municipality of Trent Lakes
From: Kent Randall
Subject: OPA-49 and ZBA 17-01 (Tecasy Ranch)
File 16-1600
Date: January 30, 2018

The following **Table 1** is a summary of existing and proposed building and structures on Tecasy Ranch, located in Part of Lots 10 & 11, Concession 3, Harvey Ward, in the Municipality of Trent Lakes (38 Bolton's Road). **Table 1** lists the sizes, uses and locations of the buildings and structures on the subject property associated with the proposal. The **Zoning Sketch Detail**, dated August 16, 2017 and the **Zoning Sketch/Site Plan Overview** dated January 15, 2018, illustrate the data of this table and are attached to this memo.

Table 1 – Summary of Buildings and Structures							
Existing Buildings and Structures							
Building/Structure	Size	Existing Use	Proposed Use	Front Yard Setback	Side Yard Setback 1	Side Yard Setback 2	Rear Yard Setback
Farmhouse Dwelling with Existing Addition	±173m ²	Residential	Residential	±21m	±244m	±1091m	±684m
Driveshed	±30m ²	Storage	Storage	±59m	±242m	±1090m	±653m
Horse Shelter	±56m ²	Agricultural	Storage	±106m	±193m	±1120m	±631m
Wood Sheds (3)	±76m ²	Storage	Storage	±96m	±250m	±1060m	±598m
Chicken Coop	±42m ²	Agricultural	To be removed	±66m	±211m	±1118m	±662m
Cabin	±49m ²	Private Recreation	Private Recreation	±259m	±336m	±1039m	±335m
Proposed Buildings and Structures							
Building/Structure	Size	Existing Use	Proposed Use	Front Yard Setback	Side Yard Setback 1	Side Yard Setback 2	Rear Yard Setback
Cabins (28)*	±10m ²	N/A	Recreation	(various)	(various)	(various)	(various)
Mess Hall	372m ²	N/A	Recreation	±136m	±166m	±1112m	±582m
Comfort Station	74m ²	N/A	Recreation	±118m	±183m	±1124m	±623m
Open-air Pavilion*	72m ²	N/A	Recreation	±150m	±150m	±800m	±1200m

*open-air pavilion has been constructed and cabins are currently located on-site.



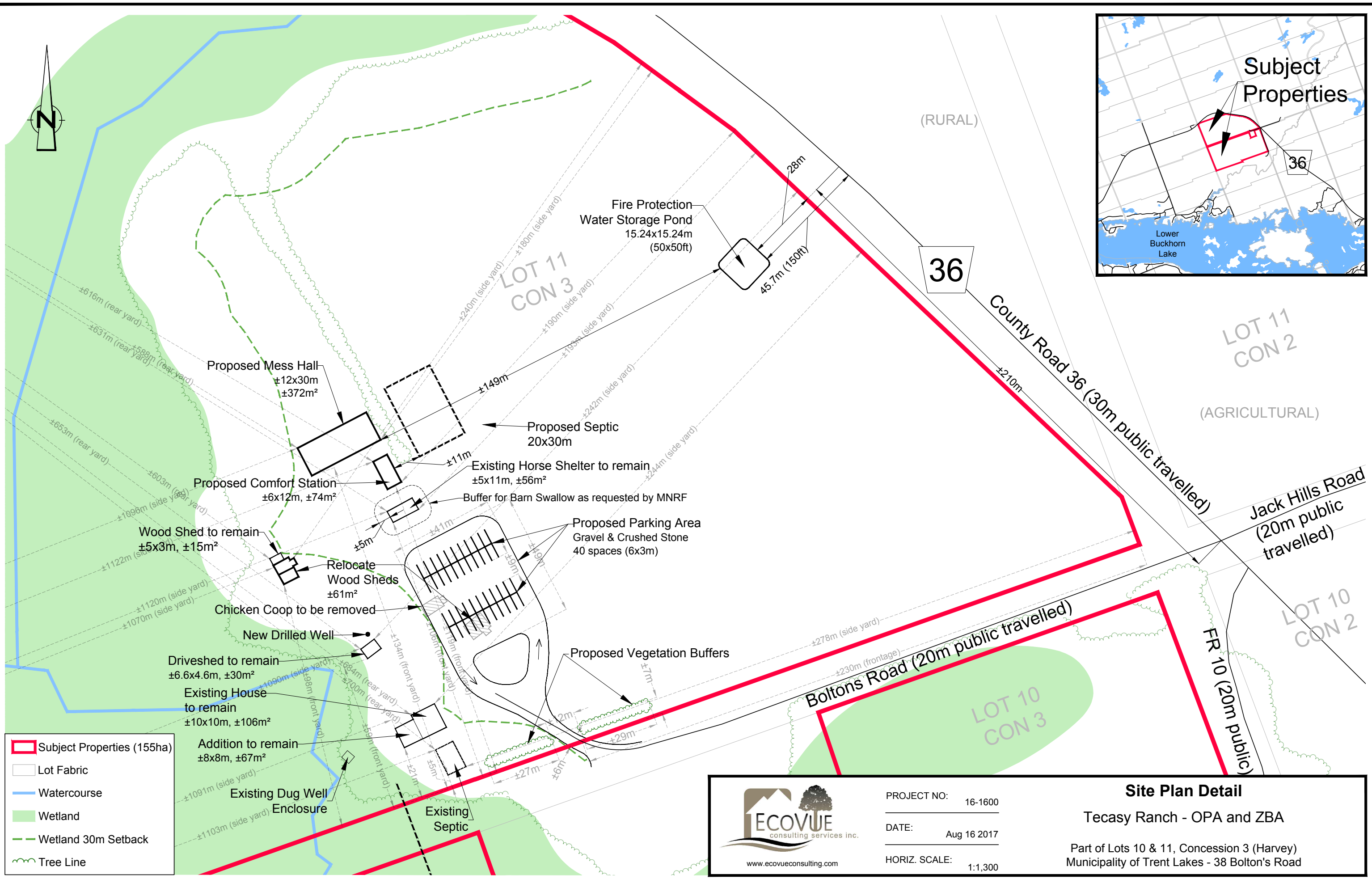
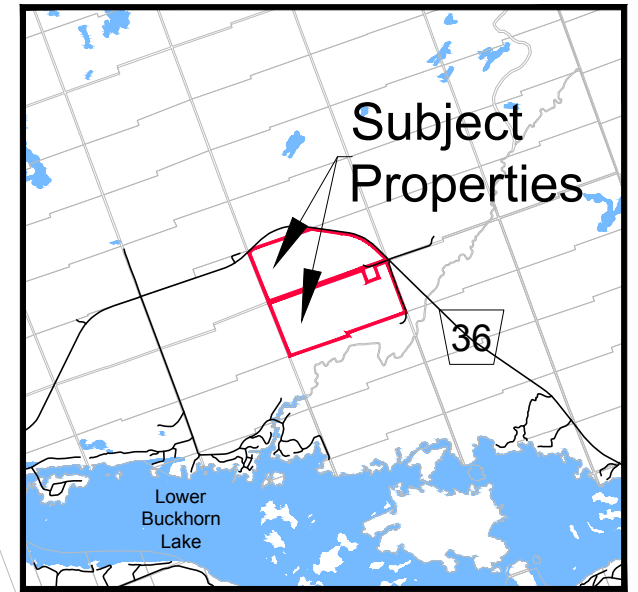
- Subject Properties (155ha)
- Lot Fabric
- Watercourse
- Wetland
- Wetland 30m Setback
- Tree Line
- X Cabins (x28)

NOTE: for a more detailed plan of Area 1 please refer to Zoning Sketch Detail



PROJECT NO: 16-1600
 DATE: January 30th, 2018
 HORIZ. SCALE: 1:3,000

Site Plan Overview
 Tecasy Ranch - OPA and ZBA
 Part of Lots 10 & 11, Concession 3 (Harvey)
 Municipality of Trent Lakes - 38 Bolton's Road



- Subject Properties (155ha)
- Lot Fabric
- Watercourse
- Wetland
- Wetland 30m Setback
- Tree Line



PROJECT NO: 16-1600
 DATE: Aug 16 2017
 HORIZ. SCALE: 1:1,300

Site Plan Detail
 Tecasy Ranch - OPA and ZBA
 Part of Lots 10 & 11, Concession 3 (Harvey)
 Municipality of Trent Lakes - 38 Bolton's Road