

THE CORPORATION OF THE  
MUNICIPALITY OF TRENT LAKES

BY-LAW No. B2015-085

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A BY-LAW TO AMEND BY-LAW NO. B2014-070, AS AMENDED OTHERWISE KNOWN AS "THE MUNICIPALITY OF TRENT LAKES COMPREHENSIVE ZONING BY-LAW" FOR THE PURPOSE OF ENACTING CERTAIN HOUSEKEEPING CHANGES TO BY-LAW NO. B2014-070.

WHEREAS the Council of the Corporation of the Municipality of Trent Lakes is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the Municipality's new Comprehensive Zoning By-law is now in full force and effect as per Ontario Municipal Board approval June 30, 2015;

AND WHEREAS the Council of the Corporation of the Municipality of Trent Lakes deems it advisable to amend By-Law B2014-070, as amended, in order to clarify several current regulations;

NOW THEREFORE the Council of the Corporation of the Municipality of Trent Lakes enacts as follows:

1. Zoning By-law No. B2014-070, as amended, is hereby further amended in the following manner:
  - A) By deleting Section 4.30.3, Expansions to Existing Structures, and replacing it with the following new subsection:

**"4.30.3 Expansions to or Replacement of Existing Buildings**

Notwithstanding Section 4.30.1, expansions to or replacement of an existing dwelling located within the required 30 metre setback from high water mark shall be permitted subject to the following provisions:

- a) Where the ground floor area of an existing dwelling is 112 square metres or greater, the expansion or replacement building shall not result in an increase to the existing ground floor area of more than 25%;
- b) Where the ground floor area of an existing dwelling is less than 112 square metres, the expansion or replacement building shall not result in an increase to the existing ground floor area of more than 50%;
- c) In no case shall any expanded or replacement dwelling cause a further reduction to the existing setback from the high water mark. For the purpose of this provision the existing setback shall be the furthest distance between the high water mark and the exterior wall of the dwelling;
- d) Where a dwelling is located within 10 metres of the high water mark, the height of the expanded or replacement dwelling shall not increase by more than 1.22 metres;
- e) The building footprint of a replacement or relocated dwelling shall occupy the majority of the existing building footprint;
- f) This section shall not apply to any other building or structure located within the setback from high water mark, with the exception that any existing dwelling located in the setback from high water mark may be permitted to construct or expand an attached deck provided the entire

dwelling is a minimum of 10 metres from the high water mark, the new or expanded attached deck, including any stair does not project more than 3 metres from the exterior wall of the dwelling; and

- g) This section shall only accommodate one expansion or replacement to an existing dwelling located in the shoreline setback that existed prior to the passage of this By-law and further such existing dwelling shall not have not have been the subject of any previous variance or zoning by-law amendment to permit expansion.”
- B) By amending Section 3.241, the definition for “sewage system leaching bed” by adding the words, “or area bed”, after the words, “filter bed”.
- C) By amending Section 4.32, Setbacks on Private Right-of-Ways, by replacing the period with a comma at the end of the first paragraph and adding the following:
- “save for a sewage system leaching bed which may not be located closer than 3 metres (9.84 ft).”
- D) By amending Section 9.4, Setbacks for Waterfront Lots on Private Roads, by replacing the period with a comma at the end of the first paragraph and adding the following:
- “save for a sewage system leaching bed which may not be located closer than 3 metres (9.84 ft).”
- E) By amending Section 10.4, Setbacks for Waterfront Lots on Private Roads, by replacing the period with a comma at the end of the first paragraph and adding the following:
- “save for a sewage system leaching bed which may not be located closer than 3 metres (9.84 ft).”
- F) By deleting Section 1.2, Scope, and replacing it with the following Section;

**“1.2 Scope**

The provisions of this By-law shall apply to all lands within the Corporation of the Municipality of Trent Lakes, including Crown lands, watercourses, lakes and lakebeds.”

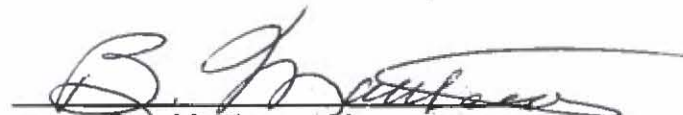
2. In all other respects, the provisions of By-law B2014-070 shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST TIME this 6<sup>th</sup> day of October, 2015.

READ A SECOND TIME this 6<sup>th</sup> day of October, 2015.

READ A THIRD TIME AND FINALLY PASSED THIS 6<sup>th</sup> DAY OF OCTOBER, 2015.

  
Bev Matthews, Mayor

  
Bob Angione, Clerk