

**The Corporation of the
Municipality of Trent Lakes**

By-law No. B2025-069

**A By-law passed pursuant to the provisions of Sections 17, 22 of
the Planning Act, R.S.O. 1990, as amended.**

**That Council of the Corporation of the Municipality of Trent Lakes in accordance
with the provisions of Sections 17 and 22 of the Planning Act R.S.O. 1990 hereby
enacts as follows:**

1. That Official Plan Amendment 64 to the Official Plan of the Municipality of Trent Lakes is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Peterborough for approval of the aforementioned Amendment No. 64 to the Official Plan of the Municipality of Trent Lakes.
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17 and 22 of the Planning Act.
4. This By-Law shall come into force and effect on the day of the final passing thereof subject to the approval of the County of Peterborough.

Read a first and second time this 2nd day of September, 2025.

Read a third and final time this 2nd day of September, 2025.

Terry Lambshead, Mayor

Jessie Clark, Clerk

**AMENDMENT NO. 64
TO THE MUNICIPALITY OF TRENT LAKES
OFFICIAL PLAN**

**An Amendment to Establish Policies to Authorize and Regulate
Additional Residential Units in the Municipality of Trent Lakes**

**CERTIFICATE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF TRENT LAKES
AMENDMENT NO. 64**

The explanatory text and attached schedule, constituting Amendment No. 64 to the Official Plan of the Municipality of Trent Lakes was adopted by the Municipality in accordance with the provisions of Sections 17 and 22 of The Planning Act, R.S.O. 1990 on the 2nd day of September 2025.

MAYOR

CORPORATE SEAL
OF MUNICIPALITY

CLERK

This Amendment to the Official Plan of the Municipality of Trent Lakes which has been prepared and adopted by the Council of the Municipality of Trent Lakes is hereby approved in accordance with the provisions of Sections 17 and 22 of The Planning Act, R.S.O. 1990 as Amendment No. 64 to the Official Plan of the Municipality of Trent Lakes.

DATE

IAIN MUDD,
DIRECTOR OF PLANNING
COUNTY OF PETERBOROUGH

CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Municipality of Trent Lake consists of three parts.

Part A - The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

Part B - The Amendment consisting of the noted text and mapping constitutes Amendment No. 64 to the Official Plan for the Municipality of Trent Lakes.

Part C - The Appendices

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to establish planning policies to permit and regulate additional residential units.

LOCATION

The Amendment generally applies to residential lands in the Rural and Hamlet designations in the Municipality of Trent Lakes and for this reason there is no schedule to this Amendment.

BASIS

The basis and authority for the amendment is fundamentally derived from the following sources:

1. Section 17 and 22 of The *Planning Act*, which authorizes a Municipality to amend its Official Plan.
2. Section 16 (3) of the Planning Act, which authorizes Official Plans to allow additional residential units.
3. Section 2.2 b) 1. and Sections 2.5 and 2.6 of The Provincial Planning Statement (2024).

In consideration of the above-mentioned legislation and policy documents, the Municipality finds the proposed amendment to be appropriate because the Municipality of Trent Lakes is a primarily rural community without municipal sanitary or water systems and therefore has a limited diversity in housing type. Additional residential dwelling units are viewed as a form of housing that is suitable in a rural area, with some exceptions, that will potentially assist in producing a form of housing that is more affordable and accessible to residents who wish to live and/or work in the community. The purpose of this amendment is not to accommodate additional residential units for the purpose of being utilized for short-term rental purposes.

PART B – THE AMENDMENT

By adding the following new sub-section as Section 5.10.20.3:

5.10.20.3 Additional Residential Units

An additional residential unit is an accessory self-contained residential dwelling unit located within a single detached dwelling or accessory building which is capable of functioning as an independent dwelling unit. Additional residential units are a permitted housing type in the Municipality subject to the following policies:

- a) Given that the Municipality is rural in nature and generally all development must be sustained by a private sewage system and water supply, a maximum of one additional residential unit shall be permitted per residential lot.
- b) The Zoning By-law will define and regulate additional residential units and will permit additional residential units only within residential zone categories that are suitable for the use.
- c) There are a number of partially serviced residential lots in the Municipality serviced by municipal water systems. These municipal water systems have limited capacity and were not designed to accommodate the demand that would be caused by additional residential units. On this basis, additional residential units will not be permitted in residential areas of the Municipality serviced by municipal water systems. This policy will be re-assessed subsequent to the full build-out of all residential lots serviced by municipal water systems to determine if there is residual capacity available to serve additional residential units.
- d) Additional residential units are not permitted on land accessed by private roads or unopened municipal roads, or on water access only lands, or on lands within 300 metres of a highly sensitive lake trout lake as described in Section 5.1.10.8 a), or a moderately sensitive lake trout lake described in Section 5.1.10.8 b).
- e) Additional residential units may be permitted in shoreline areas abutting warm water lakes as described in Section 5.1.10.9 subject to the lot being located on and directly accessed by a Township maintained, year-round public road and the approval of a zoning by-law amendment which shall be subject to the following policies:
 - (i) The submission of a septic system assessment confirming the existing Class 4 septic system on-site is in good condition;

- (ii) The submission of an Environmental Impact Study and Shoreline Restoration Plan providing recommendations to protect natural features and habitat and maintain and/or restore the riparian zone of the shoreline in the interest of improving lake water quality and lake trout habitat;
- (iii) Any other technical study or assessment deemed necessary by the Municipality, which may include a current plan of survey;
- (iv) The subject lot having a minimum lot area of 0.4 ha and shall not be occupied by a guest cabin;
- (v) Existing buildings and structures on the lot being lawful and no other accessory building on the lot shall contain plumbing facilities or be connected to a septic system;
- (vi) The floor area of the additional residential unit shall not exceed the floor area of the principle dwelling to a maximum of 85 m² including any deck, balcony, sunroom or porch;
- (vii) The additional residential unit shall comply with the minimum 30 metre water yard and where the unit is located in a detached accessory building shall be located within 15 metres of the principal dwelling and be confined to one floor or level; and,
- (viii) The subject lot shall have only one dock.

The approval of any zoning by-law amendment to permit an additional residential unit in a shoreline area shall require the owner to enter into a site plan agreement.

- f) Additional residential units must be connected to a Class 4 septic system and should share a water supply with the principal use.
- g) Under no circumstances will an additional residential unit be authorized by this Official Plan for a consent to sever from the land occupied by the principal dwelling.
- h) Additional residential units must comply with the Zoning By-law, the Ontario Building Code, Fire Code, the Trent Lakes Building By-law, the Short-Term Rental Accommodation By-law and all other applicable law.
- i) Additional residential units are intended to help address the need for housing in the Municipality. Nothing in this policy is intended to permit or facilitate the development of additional residential units for the purpose of short-term rental accommodation.

PART C - THE APPENDICES

1. Planning Report dated July 29, 2022
2. Planning Report dated February 17, 2023
3. Planning Report dated May 12, 2025
4. Planning Report dated June 9, 2025
5. Planning Report dated August 22, 2025