

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

**By-law No. B2025-xxx
(Draft - June 9, 2025)**

**A By-law to Amend By-law B2014-070 Otherwise Known as
“The Municipality of Trent Lakes Comprehensive Zoning By-law”**

Whereas the Municipality of Trent Lakes is in receipt of an application (21-22) to amend By-law No. B2014-070, as amended;

And Whereas pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, as amended, By-laws may be passed by Council of municipalities for prohibiting or regulating the use of land and the erection and use of buildings or structures within the Municipality;

And Whereas the Council of the Corporation of the Municipality of Trent Lakes held a public meeting as required by Section 34(12) of the *Planning Act*;

And Whereas the matters herein are in conformity with Official Plan Amendment xx to the Municipality of Trent Lakes Official Plan, as amended;

Now Therefore the Council of the Corporation of the Municipality of Trent Lakes enacts as follows:

1. Section 3, Definitions is hereby amended by deleting sub-section 3.83 (j), “Second Dwelling Unit”.
2. Section 3, Definitions is hereby amended by adding the following new definition at 3.83 (j):

Additional Residential Unit means 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 in a manner compliant with the Ontario Building Code. For the purpose of this definition, an additional residential unit shall not be a mobile home, park model trailer or tourist trailer.

3. Section 3, Definitions is hereby amended by adding the following new definition at 3.119A and 3.119B:

Habitable means capable of being utilized as a place of residence by virtue of the building or structure being comprised of facilities such as but not limited to running water, plumbing, a bathroom, a kitchen, bedrooms or any other habitable room.

Habitation means the act or process of living in a building or structure that is capable of being used in a habitable manner.

4. Section 3, Definitions is hereby amended by adding the following new definition at 3.133A:

Lake-Trout Lake, At-Capacity means a coldwater lake trout lake that is extremely vulnerable to the impacts of human activities and development including harvesting, increased phosphorus inputs from waterfront septic systems and other sources of nutrient enrichments, acidification, species introductions and habitat destruction. At-capacity lake trout lakes include Beaver Lake, Fortescue Lake, Cavendish Lake, Concession Lake, Pencil Lake, Crystal Lake, Bottle Lake and Salmon Lake.

5. Section 3, Definitions is hereby amended by adding the following new definition at 3.133B

Lake-Trout Lake, Moderately Sensitive means a coldwater lake trout lake that is potentially vulnerable to the impacts of human activities and development including

harvesting, increased phosphorus inputs from waterfront septic systems and other sources of nutrient enrichments, acidification, species introductions and habitat destruction. Moderately sensitive lake-trout lakes include Catchacoma Lake, Gold Lake and Mississauga Lake.

6. Section 4, General Zone Provisions is hereby amended by deleting Section 4.3 and replacing it with the following new sub-section:

4.3 Additional Residential Units

Notwithstanding sub-sections 5.2.11, 6.2.11, 7.2.11, 8.2.13 and any other provisions of this By-law to the contrary, a maximum of one additional residential unit shall be permitted per lot on lands located in the Rural (RU), Rural Residential (RR), Hamlet Residential (HR) or Shoreline Residential (SR) Zone either within a detached dwelling or within a detached accessory building subject to the regulations set out in sub-section 4.3.1 and 4.3.2.

4.3.1 Additional Residential Units within or attached to a Detached Dwelling

- a) all existing buildings and structures on the lot shall be lawful;
- b) the lot shall have a minimum lot area of 4,000 m²;
- c) the septic system on the lot shall be lawful and/or compliant with the provisions of this By-law, the Municipality's Building By-law and the Ontario Building Code;
- d) the maximum total floor area of the additional residential unit shall be 85 square metres (915 ft²) but shall not exceed the total floor area of the primary dwelling unit;
- e) a minimum of two parking spaces shall be provided on the lot;
- f) the resultant two-unit dwelling shall share one well and a common driveway on the lot accessed directly from a maintained public road;
- g) the principle dwelling and the additional residential unit shall have separate external points of entry directly from the outside of the building;
- h) the resultant two-unit dwelling shall be compliant with the applicable zone regulations for a detached dwelling;
- i) where the additional residential unit is constructed onto an existing dwelling in a lateral manner the additional dwelling unit and the principal dwelling share a common wall of at least 5 metres in length. Where the additional residential unit is constructed above an attached garage the attached garage shall share a common wall of at least 5 metres in length with the principal dwelling;
- j) the additional residential unit shall be connected to a Class 4 septic system;
- k) on any lot that abuts a shoreline, there shall be no more than one marine facility; and,
- l) notwithstanding, Section 4.3, an additional residential unit is not permitted on any lot subject to any one or more of the following criteria:
 - (i) the lot is serviced by a municipal-owned and maintained water system and a private septic system;
 - (ii) the lot is located within 300 metres of the highwater mark of an at-capacity or moderately sensitive lake trout lake;
 - (iii) the lot does not abut and have direct access to a public street or road that is maintained on a year-round basis;
 - (iv) the lot is already occupied by a guest cabin or an accessory building that contains plumbing facilities; or,
 - (v) in no case shall an additional residential unit be permitted on lands located below a regulated floodline or within 30 metres of a high water mark, a watercourse or a wetland.

4.3.2 Additional Residential Units within a Detached Accessory Building

- a) all existing buildings and structures on the lot shall be lawful;
- b) the lot shall have a minimum lot area of 4,000 m² and the building shall be compliant with the lot coverage and height regulations of Section 4.2.5;
- c) the septic system on the lot shall be lawful and/or compliant with the provisions of this By-law, the Municipality's Building By-law and the Ontario Building Code;
- d) the maximum floor area of the additional residential unit shall be 85 square metres (915 ft²), which shall include decks, balconies and porches, and shall not exceed the total floor area of the primary dwelling unit;
- e) a minimum of two parking spaces shall be provided on the lot;
- f) the additional residential unit shall be confined to one floor and where the additional residential unit is located in a second storey or within the roof of a building, an internal and external access stair to the upper floor shall be permitted as well as a main floor utility room with a maximum floor area of 15 m² (161.5 ft²);
- g) the principle dwelling and additional residential unit shall share a common well and driveway on the lot accessed directly from a maintained public road;
- h) the accessory building housing the additional residential unit shall be compliant with the applicable yard and setback regulations for a detached dwelling;
- i) the accessory building housing the additional residential unit shall be located no more than 10 metres from the principle dwelling in the RR, HR and SR Zones and no more than 20 metres from the principle dwelling in the RU Zone;
- j) the additional residential unit shall be connected to a Class 4 septic system;
- k) on any lot that abuts a shoreline, there shall be no more than one marine facility; and,
- l) notwithstanding Section 4.3, an additional residential unit is not permitted on any lot subject to any one or more of the following criteria:
 - (i) the lot is serviced by a municipal-owned and maintained water system and a private septic system;
 - (ii) the lot is located within 300 metres of the highwater mark of an at-capacity or moderately sensitive lake trout lake;
 - (iii) the lot does not abut and have direct access to a public street or road that is maintained on a year-round basis;
 - (iv) the lot is already occupied by a guest cabin or an accessory building that contains plumbing facilities; or,
 - (v) in no case shall an additional residential unit be permitted on lands located below a regulated floodline or within 30 metres of a high water mark, a watercourse or wetland.

4.3.3 Existing Non-Compliant Additional Residential Units

Existing non-compliant additional residential units located on lots zoned Rural (RU), Rural Residential (RR), Hamlet Residential (HR) or Shoreline Residential (SR) that were not lawfully authorized by a planning approval and building permit may apply for a change of use permit and subject to compliance with Section 4.3.2 or 4.3.3 may be authorized and issued a building permit.

4.3.4 Additional Residential Units and Expansion to Existing Buildings

The regulations of Section 4.30.3 do not apply to permit the construction or addition of an additional residential unit.

- 7. In all other respects the provisions of B2014-070 shall apply.
- 8. This By-law shall come into force on the date that it is passed by the Council of the Municipality of Trent Lakes, subject to the provisions of Section 34 of

the *Planning Act*, R.S.O. 1990, as amended.

9. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first and second time this xth day of xxxxxx, 2025.

Read a third and final time this xth day of xxxxxx, 2025.

Terry Lambshead, Mayor

Jessie Clark, Clerk

DRAFT