

Mayor & Members of Council
Ms. Adele Arbour, Planner
Municipality of Trent Lakes
760 Peterborough County Road 36
Trent Lakes, ON, K0M 1A0

December 15, 2025

Dear Mayor, Council and Ms. Arbour,

Reference: Application of ECA to permit Hauled Sewage Spreading (1121-DLRGUZ)

Planscape Inc. are the agents representing Jeffery Homes, owners of 168 County Road 49 south of the proposed ECA application. On behalf of our clients, who have recently submitted an Official Plan Amendment to expand the Settlement Area in the Hamlet of Bobcaygeon, we are respectfully writing to document opposition to the application for ECA until further information is received. We understand the operation is only intended for approximately 8 ha of the 43-ha parcel of land and without the benefit of the site plan showing the intended location of the operation, we are concerned the spreading of sewage waste may have an impact on the submitted Plan of Subdivision.

Using the requirements of previous ECA that expired in 2023, we are concerned that the proposal will impact the proposed sensitive residential uses of Phase 2 of the development (the lands that are the subject of the settlement area expansion request) of the submitted Plan of Subdivision as well as potential impacts to the identified wetland that bi-sects the development (shown in Figure 2).

To understand potential impacts of the ECA application, Figure 1 has been created to show approximately the required 450 m setback from three points along the property boundary. We have created these influence areas at the property line as we do not have confirmation of where the 8 ha of land identified as part of the ECA is located on the larger lot. Our mapping indicates that the development on the north portion of the Jeffery Homes application (noted as Phase 2 for the purposes of this letter) will more than likely be impacted by the spreading of sewage on 238 Kawartha Lakes County Road 49 (the ECA lands). We respectfully object to the ECA application based on the assumption that the 450 m set back cannot be achieved to the property boundary of the Jeffery Homes development.

Previous ECAs have also required varying setbacks to surface water features ranging from 60 m to 360 m depending on slopes and soil types. The Plan of Subdivision proposed by Jeffery Homes included extensive studies on the subject lands to determine the property's natural heritage features that includes a 4 ha wetland feature. Figure 2 identifies the various required setbacks that show that a portion of the ECA application lands are within the 360 m setback

requirement. Therefore, until such time as the 8 ha area is confirmed by the contact listed in the ERO posting, there may be further concerns regarding natural heritage health.

FIGURE 1: 450 m ECA Setbacks

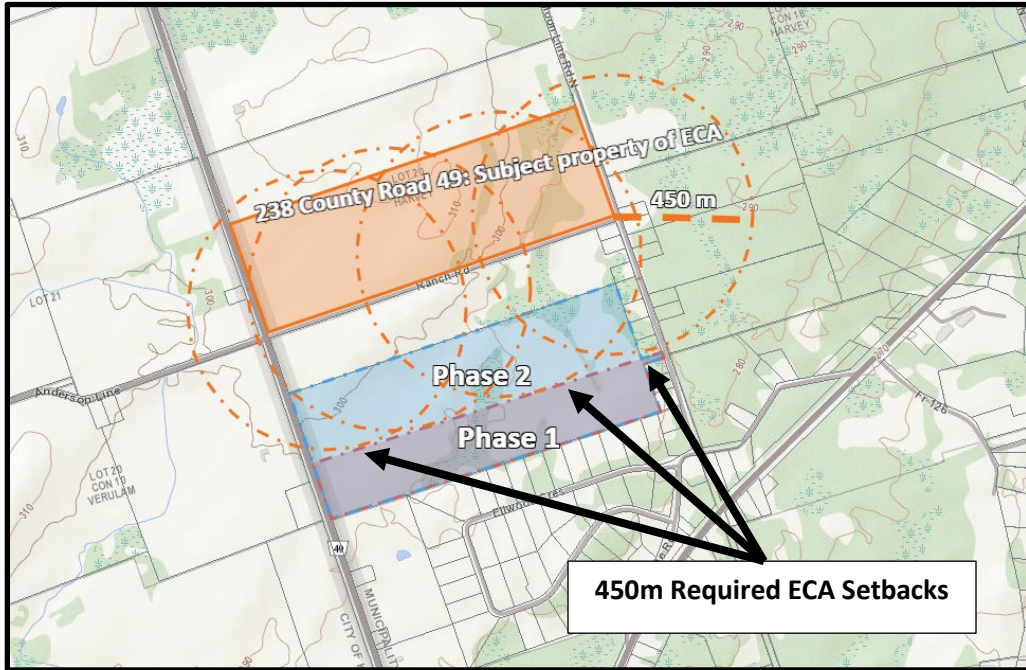
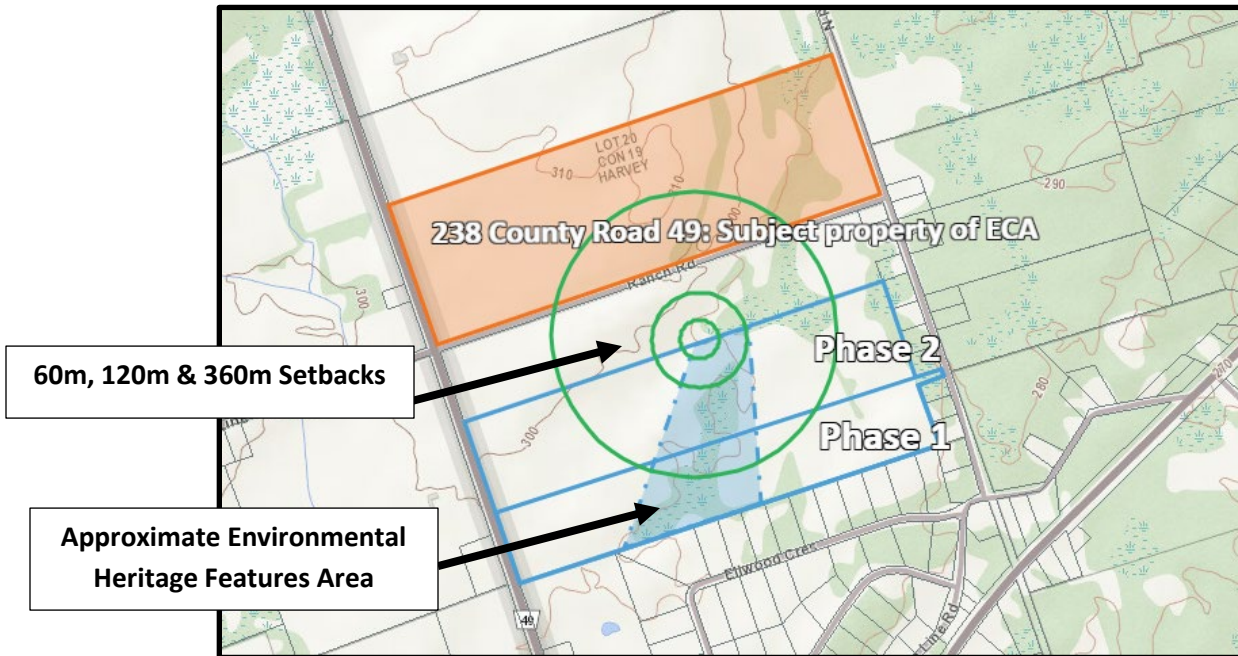


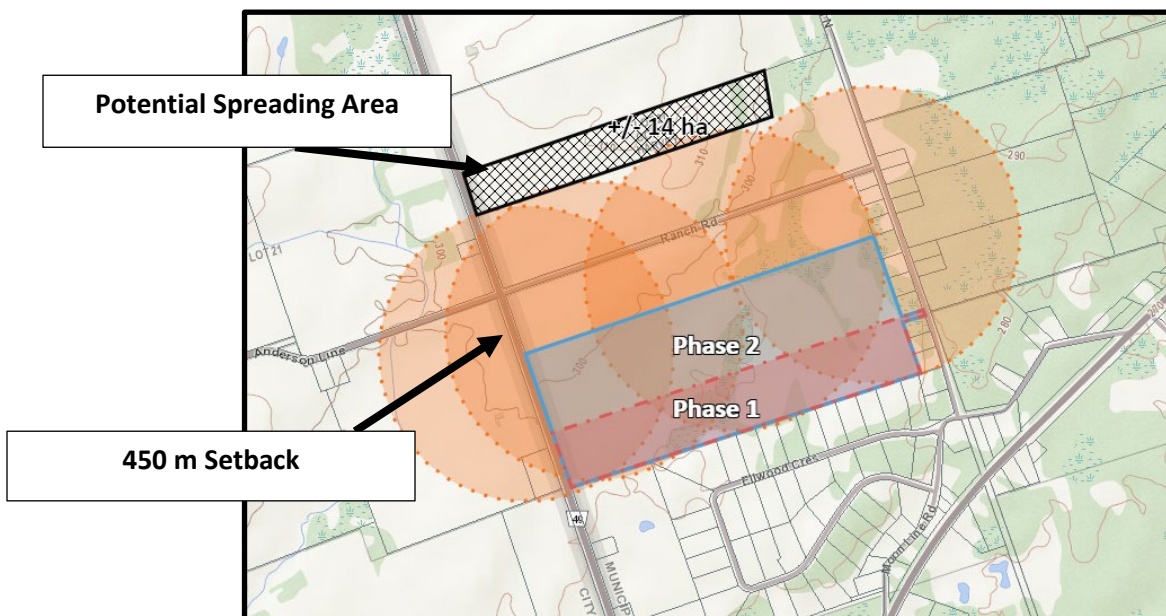
FIGURE 2: Heritage Features Impact Area



Lastly, the Trent Lakes staff report states that it is “recommended that municipal support for this ECA be conditional upon the operator rezoning the lands at 214 County Road 49 where the sewage contracting business is based and it is also recommended that this application include a request for a temporary use to allow for the disposal of hauled sewage on the lands at 238 County Road 49.”

We ask that the 8.17 ha identified in the ECA be located along the northern most boundary of the lands so that the settlement area expansion lands are not impacted by this incompatible land use. Should the required setbacks not be achievable, we respectfully request that the lands not receive a temporary use approval. We assume that not having proper zoning in place will prevent an ECA approval as well. We hope that there is an opportunity for lands located outside of the required setbacks to be identified so that Mr. Peters may appropriately operate this portion of his business with proper zoning in place. Figure 3 below illustrates a possible envelope of approximately 14.0 ha beyond a 450 m setback from the northern boundary of the proposed settlement area expansion and Jeffery Homes development. This figure has been created by mapping the 450 m setback from the zoning setback of the Phase 2 lands of the Jeffery Homes development for consideration in the approval of the ECA.

FIGURE 3: Potential Spreading Area



We respectfully request that Council not support the ECA on 238 County Road 49 until such time as lands outside of the required ECA setbacks can be confirmed in the application to ensure compatibility with the future settlement area expansion. We fully support the need to rezone the lands on 214 County Road 49 to reflect the existing commercial use.

Respectfully submitted,

PLANSCAPE INC.



Debbie Vandenaeker, RPP, MCIP, PMP
Senior Planner

