

## **253 Muskie Mile Lane** **Zoning Information**

All structures on the property were built under the past zoning, Rural Residential. That zoning has since been changed to Environmentally Protected (EP).

The governing body for this property is The Lower Trent Conservation (LTC) Authority, as stipulated in Ontario Regulation 163/06.

That means that a permit from LTC is required to perform any major renovations/expansion to the cottage or to the lot.

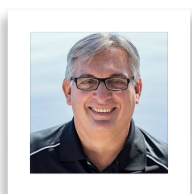
There are restrictions imposed by LTC that include no increase in the number of bedrooms, and only minor fill placement on the property.

Landscaping changes near the shoreline will require permits from LTC and, potentially, Parks Canada - Ontario Waterways.

Interior renovations may not require LTC permits.

Small expansions, additions or re-construction may be supported, but will require a permit and are subject to the rules and regulations of the LTC.

Overall, when purchasing ANY PROPERTY, if you are considering significant changes to the buildings and/or property, it is always good policy to meet with the governing bodies beforehand, to understand what is and isn't permitted. In the case of Muskie Mile, that includes The Lower Trent Conservation Authority.



*Prepared by:*  
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