



## **Notice of a Public Meeting**

### **Concerning a Zoning By-Law Amendment**

**TAKE NOTICE** that the Council of the Municipality of Trent Lakes has received a complete application for a Zoning By-law Amendment (24-02) and is notifying the public in accordance with Section 34 of the *Planning Act*;

**AND FURTHER, TAKE NOTICE** that the Council of the Municipality of Trent Lakes will hold a public meeting to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

#### **File #24-02**

**Date and Time of Meeting: March 19<sup>th</sup>, 2024**

**Location of Meeting:** Municipality of Trent Lakes Council Chambers,  
County Road 36, Trent Lakes, Ontario  
Members of the public will be able to participate electronically in addition to attending in-person.  
**Members of the Public are encouraged to email written comments to [development@trentlakes.ca](mailto:development@trentlakes.ca) prior to the date above even if they register to speak at the meeting in order for Council to have their comments in the event they are unable to attend/not successful in joining the electronic meeting.**

**Location of Subject Lands:** Harvey Concession 11 Pt Lot 17  
RP 45R-14797 Part 2

**Address:** 201 Northern Ave

**Roll No.:** 1542-010-002-00305

**Applicant:** Johnson, Joshua & Campbell, Nicole (Agent:  
Patrick Baranowski)

#### **Purpose and Effect of the Zoning By-Law Amendment**

The subject lands are currently zoned Rural "RU" in the Municipality's Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the proposed Zoning By-law Amendment is a condition of severance B-107-22 for a lot addition to the benefiting property municipally known as 201 Northern Avenue. The lands being added to the benefiting lands are zoned "Rural (RU)" while the benefiting lands are currently zoned "Rural Residential (RR)". To prevent a split-zoned lot, the severed lands and the benefiting lands are being rezoned to "Rural Residential with a Special Exception" Zone to reflect the increased size and lot frontage of the benefiting property.

Through the consent review process, unevaluated wetlands were identified on the subject lands which require the undertaking of a scoped Environmental Impact Assessment (EIS), prior to any development of the lands. As the benefiting property is currently developed, it is suggested that the severed lands include a Holding Provision until an EIS is undertaken, prior to any development.

The applicant has submitted the following information, which is available for public review at the municipal office during regular business hours and on the website under the "Current Planning Applications" tab:

1. Reference Plan 45R-17431

#### **Representation and Notification**

Any person may attend the in-person or electronic public meeting and make written and/or oral submissions either in support of or in opposition to the proposed amendment. In order to participate electronically, please register for the webinar. The link is provided in the agenda

for the regular Council meeting on Tuesday, March 12, 2024, which can be found at [calendar.trentlakes.ca/meetings](https://calendar.trentlakes.ca/meetings). It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If a person or public body does not make written or oral submissions at a public meeting or make written submissions to the Municipality of Trent Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Trent Lakes before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Municipality of Trent Lakes on the proposed Zoning By-law Amendment, you must make a written request to the Municipality of Trent Lakes, at 760 County Road 36, Trent Lakes, Ontario, K0M 1A0.

**Information**

Additional information and material relating to the proposed Zoning By-law Amendment, including a copy of this notice, is available to the public for review at the Municipality of Trent Lakes office between 8:30 a.m. and 4:30 a.m., under File Number 24-02. Additional information may also be obtained by going to the Trent Lakes Website, under the “Build”, and “Current Applications” tabs. Further inquiries may be made to Adele Arbour, Planner, at [aarbour@trentlakes.ca](mailto:aarbour@trentlakes.ca), or (705) 738-3800 ext. 234. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, March 12<sup>th</sup>, 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **27<sup>th</sup> day of February, 2024**.

Jessie Clark, Clerk  
Municipality of Trent Lakes  
760 County Road 36  
Trent Lakes, ON K0M 1A0  
Telephone: (705) 738-3800  
Fax: (705) 738-3801

**KEY MAP**

