



## **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 (24-04) 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 #24-04**

**Date and Time of Meeting: April 2<sup>nd</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:** Concession 3 Part Lot 24 Part Road  
Allowance and RP 45R-9088 Parts 4 and 8

**Address:** 45 Fire Route 223

**Roll No.:** 1542-020-301-10500

**Applicant:** Langer, James (Agent: Phillips, Joan)

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

The subject lands are currently zoned "Shoreline Residential-Private Access (SR-PA)" in the Municipality's Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the proposed Zoning By-law Amendment is to rezone the property from "Shoreline Residential – Private Access" Zone to a "Shoreline Residential – Private Access Exception" Zone to permit the construction of a replacement dwelling with a ground floor area of 186.27 sq. m (2,005 sq. ft.) and a gross floor area of 372.54 sq. m (4010 sq. ft.) including a basement. This proposed dwelling is a replacement for a demolished dwelling which was 60.45 sq. m (650 sq. ft.) in size. The proposed replacement dwelling will be maintaining the existing water yard setback of the original dwelling which is 27.5 metres to the southern shoreline and 20.2 metres to the western shoreline. The proposed expansion is an approximate 208.5 % expansion over the original dwelling, which is greater than the permitted as-of-right expansion for a non-compliant dwelling located in the water yard. It is noted the subject lands are also occupied by a derelict cabin and tarp shed, both of which are proposed to be removed.

#### **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 26, 2024, which can be found at [calendar.trentlakes.ca/meetings](http://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 24-04. 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 26<sup>th</sup>, 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **12<sup>th</sup> day of March, 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**

