



**NOTICE OF A COMPLETE APPLICATION AND
NOTICE OF 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 (24-05) 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 #24-05

Date and Time of Meeting: Tuesday, April 2nd at 1:00 pm

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 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 9, Part Lot 7, Registered Plan 45R283 Part 2

Address: 165 Melody Bay Road

Roll No.: 1542-010-302-09406

Applicant: Ekin, Dale & Malchelosse, Christine
(Agent: Marnie Saunders of D.M. Wills)

Purpose and Effect of the Zoning By-Law Amendment

The property is currently zoned “Shoreline Residential (SR)” 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 the “Shoreline Residential (SR)” Zone to “Shoreline Residential with a Special Exception” Zone to permit the construction of a two-storey replacement dwelling with a ground floor area of 171.5 sq. m (1,843 sq. ft.) and a gross floor area of 343 sq. m (3,685 sq. ft.). The proposal includes an attached lake facing deck extending 3m (9.8 ft.) from the dwelling. The new dwelling will replace an existing single-storey dwelling having a ground floor area of 73.33 sq. m (788 sq. ft.). The applicants are also proposing a single-storey detached accessory garage on the northwest corner of the property with a ground floor area of 24.4 sq. m (262.2 sq. ft.). Both the replacement dwelling and proposed accessory garage will be located above the Regulatory Floodplain. The applicants are requesting relief from the following:

- Relief from the allowable ground floor expansion amount of 50% based on a ground floor area of 73.33 sq. m. (788 sq. ft.) to a proposed 113% increase in ground floor area to 171.5 sq. m (1,843 sq. ft.).

- A reduction to the 30.0 m (98.4 ft.) minimum water yard setback to 23.88 m (78.3 ft.) at the northeast corner of the replacement dwelling. This will improve upon the existing dwelling's water yard setback of 21.8 m (71.5 ft.).
- A reduction to the required 4.5 m (14.8 ft.) interior side yard setback to 2.3 m (7.54 ft.) from the northern interior lot line for the replacement dwelling.
- A reduction to the required front yard setback of 12m (39.4 ft.) to 10.3 m (33.8 ft.) for a proposed detached garage.
- A reduction to the required setback from a wetland of 30 m (39.4 ft.) to 10.3 m (33.8 ft.) for a proposed garage.

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:

- Site Plan
- Archaeological Assessment (Stages 1 and 2)
- Floodplain Evaluation Study
- Environmental Impact Study
- Planning Justification Report
- Peterborough Public Health approval
- Survey

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 26th, 2024, which can be found at 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 p.m., under File Number 24-05. Inquiries may be directed to Adele Arbour, Planner at (705) 738-3800 ext. 234, or via email at development@trentlakes.ca. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, March 26th 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **12th 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

