



**NOTICE OF COMPLETE APPLICATION
CONCERNING A PROPOSED
OFFICIAL PLAN AMENDMENT
AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Municipality of Trent Lakes has received complete applications for amendments to the Official Plan File No (OPA No. 53) and Comprehensive Zoning By-law (File No. ZBA 20-28) from DM Wills Associates Ltd. on behalf of Fabien Gilbert and Linda Ing-Gilbert and hereby providing notice in accordance with Section 22 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

AND FURTHER TAKE NOTICE that Council of the Corporation of the Municipality of Trent Lakes will hold a public meeting regarding the aforementioned applications at a future date to be determined, the notice of which will be provided to the public in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

THE PURPOSE of the applications is to amend the Official Plan and Comprehensive Zoning By-law for lands located at Part of Lot 16, Concession 11, Plan 32 Lot 16, (Harvey), in the Municipality of Trent Lakes, County of Peterborough, located at 92 Peninsula Dr (see Key Map). The subject lands are currently designated "Recreation Dwelling Area (RDA)" in the Trent Lakes Official Plan and zoned "Shoreline Residential-30 (SR-30)" in the Comprehensive Zoning By-law No. B2014-070, as amended. A prior zoning by-law amendment (ZBA No. 18-08) was approved by Council to facilitate the construction of a 148.8 sq. m (1,600 sq. ft.) replacement dwelling with a water yard setback of 10.4 m (34 ft.). Subsequent to construction, it was discovered that the replacement dwelling was not compliant to the approved water yard setback and was instead constructed at 8.5 m (28 ft.). The Official Plan requires that development be set back a minimum of 30 metres from the high water mark of water bodies. Structures requiring replacement are permitted to be replaced or enlarged in accordance with the provisions of the Zoning By-law, as long as the enlargement does not further encroach into the 30-metre setback.

The applicant has submitted the following information and reports, which are available for public review at the Municipal Office:

1. Planning Justification Report prepared by Kevin M. Duguay
2. Planning Supplemental Letter prepared by DM Wills Associates Limited
3. Mitigation Plan prepared by Cambium Inc.
4. Site Plan prepared by DM Wills Associates Limited
5. Survey prepared by J.B. Fleguel Surveyors dated June 2019

The proposed site plan and information reports are available for public review at the Municipal Office or on the municipal website www.trentlakes.ca.

IF A PERSON OR PUBLIC BODY does not make written or oral submissions at a public meeting (date to be determined) or make written submissions to the Municipality of Trent Lakes before the proposed official plan and zoning by-law is are

approved, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal (LPAT).

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 Local Planning Appeal Tribunal (LPAT) 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 amendments, you must make a written request to the Municipality of Trent Lakes, at 760 County Road 36, Trent Lakes, Ontario, K0M 1A0 at the address noted below.

Information

Additional information and material relating to the proposed amendments, including a copy of this notice, is available to the public for inspection at the Municipality of Trent Lakes office between 8:30 a.m. and 4:30 p.m., under OPA File No. 53 or Zoning File No. 20-28. Inquiries may be directed to Adele Arbour, Temporary Manager of Building and Planning at (705) 738-3800 ext. 234, or via email aarbour@trentlakes.ca

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

