



**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 (25-09) 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 #25-09

Date and Time of Meeting: Tuesday, July 15th 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 wish 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 9, Part Lot 34, Plan 4

Address: 14 William Street

Roll No.: 1542-010-302-03600-0000

Applicant: 1447147 Ontario Inc.

Purpose and Effect of the Zoning By-Law Amendment

The subject lands are currently zoned Hamlet Residential (HR) in the Municipality's Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the proposed Zoning By-law Amendment is the rezone the property from the "**Hamlet Residential (HR)**" Zone to "**Hamlet Residential with a Special Exception**" Zone to permit the construction of a residential tri-plex.

The applicant also seeks to establish the following HR regulations as minimum standards to accommodate the proposed tri-plex:

- A minimum lot area of 0.19 ha;
- A minimum lot frontage of 30 m.;
- A reduction in the minimum front yard from 12 m. to 10.77 m.
- A reduction to the required interior side yard setback from 4.5 m. to 4.1 m.
- A maximum lot coverage from 20% to 20.7%

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

1. Plan of Survey
2. Site Plan and Lot Grading Plan
3. Environmental Impact Study
4. Floor Plans and Building Elevations
5. Hydrogeological Assessment

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 July 8th, 2025, 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 specified 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 specified person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT).

If a specified 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 specified 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.

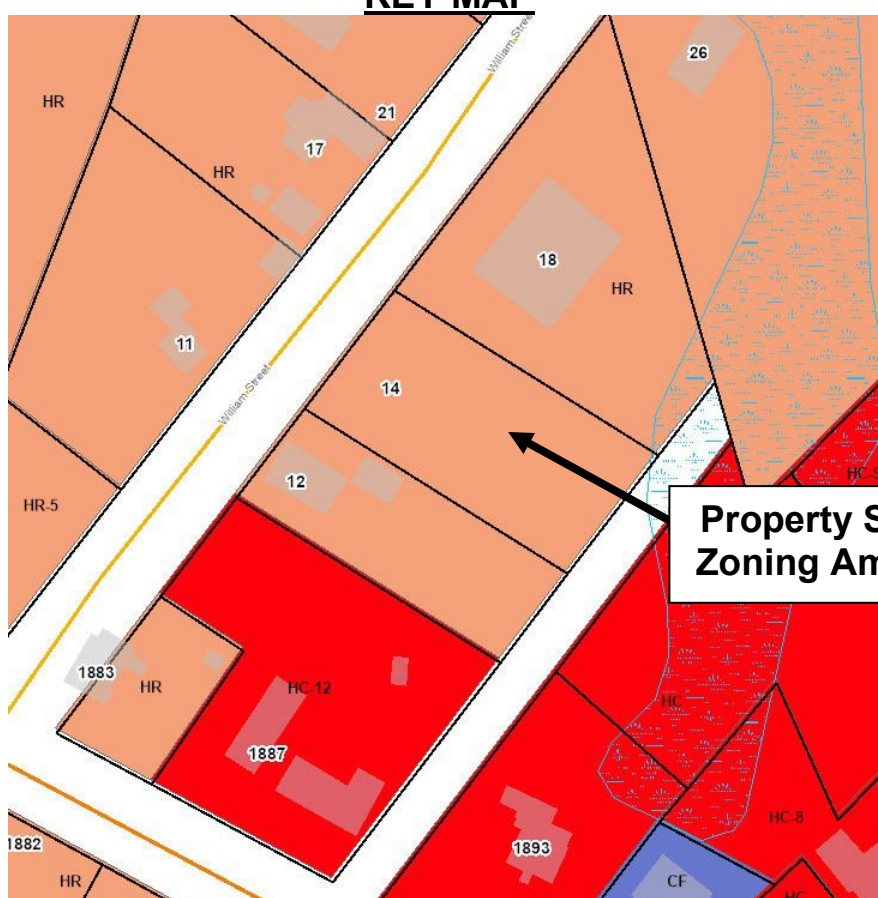
Information

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 25-08. Inquiries may be directed to Adele Arbour, Planner at (705) 738-3800 ext. 234, or via email at aarbour@trentlakes.ca. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, July 8th, 2025, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **12th day of June 2025**.

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



**Property Subject to
Zoning Amendment**