



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 (25-01) 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 #25-01

Date and Time of Meeting: May 6th, 2025

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: Harvey Concession 9 Pt Lot 15 (Harvey)

Address: 30 Fire Route 81A

Roll No.: 1542-010-302-21401

Applicant: Ecovue Consulting (Owner: Dan Barnes)

Purpose and Effect of the Zoning By-Law Amendment

The subject lands are currently zoned **Rural-45 (RU-45) and Environmental Protection (EP)** in the Municipality's Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the proposed Zoning By-law Amendment, which is required as a condition of Provisional Consent files B-17-23 and B-18-23, which were approved on March 28, 2024 for the subject lands which are located at 40 Fire Route 81. Provisional Consent files B-17-23 and B-18-23 facilitated the creation of two new residential lots, specifically B-17-23 created a water front lot and this application will rezone the new lot from "Rural-45 (RU-45) Zone" to "Shoreline Residential – Private Access (SR-PA) Zone". Provisional Consent B-18-23 created a rural lot and is proposed to be re-zoned from the "Rural-45 (RU-45) Zone" to the "Rural Residential Exception (RR-xx) Zone and the Environmental Protection (EP) Zone". It is also noted that an associated Provisional Consent File B-19-23 created a new private right-of-way for the purpose of extending an existing private right-of-way known Municipally as Fire Route 81 to access the new shoreline lot and this new right-of-way will also be identified by the proposed zoning amendment.

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-17693
2. Addendum Letter from Ecovue dated January 22, 2025.
3. Planning Justification Report from Ecovue dated February 16, 2023
4. Natural Heritage Evaluation prepared by Oakridge Environmental Ltd dated Dec 2022

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, April 29th, 2025, which can be found at calendar.trentlakes.ca/meetings. It is the responsibility of the interested members 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 25-01. 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 Aarbours@trentlakes.ca, or (705) 738-3800 ext. 234. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, April 29th, 2025, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **16th day of April, 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

