



**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 (25-07) 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 #25-07

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 3, Part Lot 28, described in Land Titles as PIN 28237-0257.

Address: 88 Fire Route 242

Roll No.: 1542-020-301-14300-0000

Applicant: Kondracki (Agent: K. Duguay Planning and Consulting)

Purpose and Effect of the Zoning By-Law Amendment

The property is 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 application is to rezone the property from the "**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 205.2 sq. m. (2,208 sq. ft.) with a gross floor area of 263.3 sq. m. (2,834 sq. ft.) The applicants are requesting the following relief from the Zoning By-law:

- Relief to construct a replacement dwelling with a ground floor area that exceeds the as-of-right 50% increase of the ground floor area of the existing dwelling, which is 105 sq. m. (1,130 sq. ft.). The ground floor area of the proposed dwelling represents an increase of approximately 95%;
- Relief to construct replacement dwelling in the required water yard with a height that exceeds the height of the replacement dwelling by more than 1.22 metres;
- A reduction to the 30.0 m (98.4 ft) minimum water yard setback for the proposed dwelling and septic system. The water yard for the proposed dwelling would vary but the nearest water yard would be 9 m (25.5 ft.) and the nearest water yard for the septic system would be 18.9 m (62 ft); and,
- A reduction to the required setback from a private road from 12 metres to 10.95 metres.

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. Stage 1 Stage 2 Archaeological Assessment;
2. Natural Heritage Evaluation
3. Planning Justification Report

4. Preliminary Building Plans and Elevations;
5. Site Plan
6. Plan of 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 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

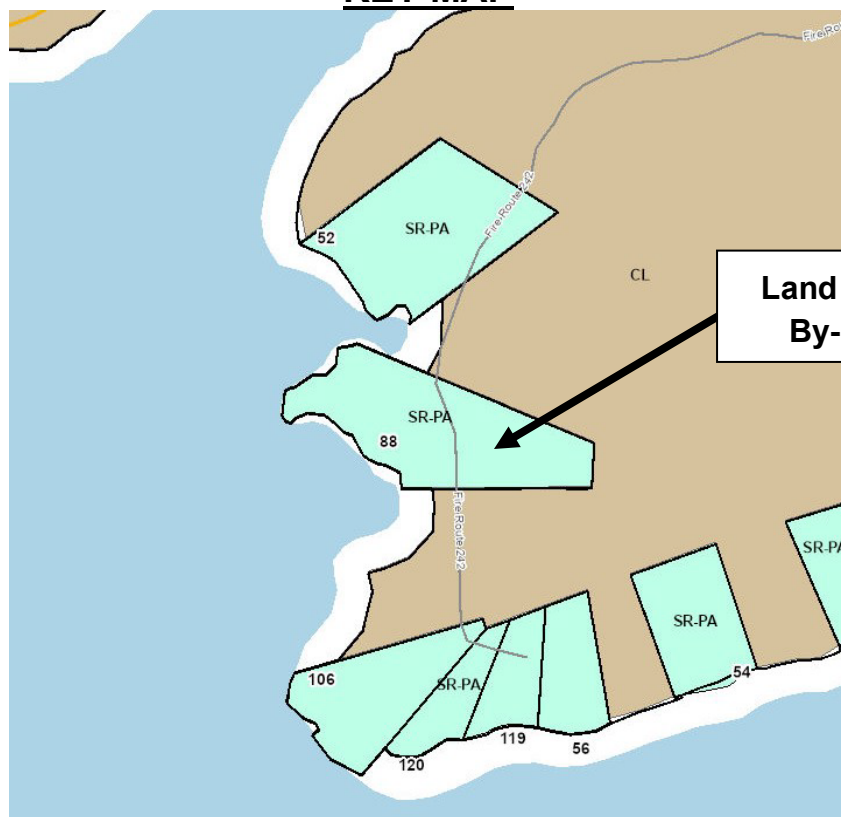
Additional information and material relating to the proposed Zoning By-law Amendment, including a copy of this notice, is available to the public for review at the Municipality of Trent Lakes office between 8:30 a.m. and 4:30 a.m., under File Number 25-07. Inquiries may be directed to Adele Arbour at (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



**Land subject to Zoning
By-law Amendment**