



## Notice of a Public Meeting

### Concerning a Zoning By-Law Amendment

**TAKE NOTICE** that the Council of the Municipality of Trent Lakes has compiled a complete application for a Zoning By-law Amendment (26-06) 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 #26-06

**Date and Time of Meeting:** May 5<sup>th</sup>, 2026, 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](mailto: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 16 Part Lot 6 Registered Plan 45-R13837  
Parts 1 to 4 (Cavendish)

**Address:** 112 Fire Route 355A (Salmon Lake)

**Roll No.:** 15-42-020-104-11700

**Agent :** Lee, Norman

**Owner :** Lee, David

#### Purpose and Effect of the Zoning By-Law Amendment

The property is currently zoned "Rural (RU)" in the Municipality's Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the application is to rezone the subject lands to the Environmental Protection (EP) and Shoreline Residential-Private Access (SR-PA) Zones with an exception to permit residential development on vacant lands accessed by a private road.

The Applicant is proposing to construct the following:

- a single detached dwelling with a ground floor area of 219 sq. m. (2,357 sq. ft.) with a gross floor area of 334 sq. m. (3,595 sq. ft.) and a 78 sq. m. (839 sq. ft.) attached lake facing open air deck;
- an attached accessory garage with a floor area of 89 sq. m. (957 sq. ft.);
- a detached accessory structure with a floor area of 168 sq. m. (1,808 sq. ft.); and
- an accessory dryland boathouse with a floor area of 74 sq. m. (796 sq. ft.)

Note that all buildings and structures with the exception of the boathouse will comply with the required 30 metre water yard and further the application will also be subject to a site plan agreement and a road use agreement for the partial use of an unopened road allowance.

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. Site Plan drafted by Norman Lee;
2. Stage 1 Stage 2 Archaeological Study prepared by Northeastern Archaeological Associates Ltd; and,
3. Site Evaluation and Restoration Plan prepared by GHD.

#### 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 28<sup>th</sup>, 2026**, which can be found at [calendar.trentlakes.ca/meetings](http://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 26-06. 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 Derek Bertram, Planning Technician, at [dbertram@trentlakes.ca](mailto:dbertram@trentlakes.ca), or (705) 738-3800 ext. 246. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, April 28<sup>th</sup>, 2026 one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **13<sup>th</sup> day of April, 2026**.

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**

