



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 (24-08) 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 #24-08

Date and Time of Meeting: June 4, 2024 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 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: Concession 16 Part Lot 23 (Harvey), includes Registered Plan 45R2692 Part 2

Address: 17 Fire Route 109

Roll No.: 1542-010-002-82100-0000

Applicant: Owners: McCullough, Maureen & Mayhew,
Andre (Agent: Black Point Construction
Services – Holly Richards-Conley)

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 to a “Shoreline Residential – Private Access Exception” Zone to permit the construction of a two-storey replacement dwelling with a ground floor area of 167.65 sq. m (1,804.57 sq. ft.) and gross floor area of 213 sq. m (2,298 sq. ft.).

- The proposed replacement dwelling represents an approximate 280% expansion over the original dwelling, which exceeds the permitted 50% as-of-right expansion for a non-compliant dwelling located in the water yard.
- The proposed dwelling also requires relief from Section 4.30.1, the existing water yard setback from 30 m to 9.4 m (30.8 ft.) for the dwelling, 6.42 m (21.06 ft) from the proposed attached deck and 9.24 m (30.8 ft) from the proposed septic holding tank.
- The proposed dwelling also requires relief from Section 9.4 the required setback from a private road, from 12 m to 4.79 m.
- The proposed dwelling also seeks relief from Section 4.30.3 subsection d) which limits the increase in height for a dwelling located in the water yard to 1.22 m and Section 4.30.8 which restricts buildings and structures from being located within the regulated flood line.

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
2. Floor Plans
3. Scoped Environmental Impact Study

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, May 28th, 2024, 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 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 person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT).

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 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 24-08. 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 aarbour@trentlakes.ca, or (705) 738-3800 ext. 234. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, May 28th, 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **14th day of May, 2024**.

Jessie Clark, Clerk
Municipality of Trent Lakes
760 County Road 36
Trent Lakes, ON K0M 1A0
Telephone: (705) 738-3800
Fax: (705) 738-3801

