



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 (25-22) 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 #25-22

Date and Time of Meeting: February 17th, 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 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 4 Part Lot 8 (Harvey),
Address: 34 Fire Route 14
Roll No.: 15-42-010-300-21200
Agent : Riley Martins (Timberline Custom Homes)
Owners : Gillies, Jessica

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 replacement dwelling with a partial upper floor, having a ground floor area of 101.56 sq. m. (1093.2 sq. ft.) and gross floor area of 165.62 sq. m (1,782.7 sq. ft.). The replacement dwelling would also include a new attached deck with a floor area of 33.45 sq. m (360 sq. ft.). The applicant is requesting the following relief from the Zoning By-law:

- A reduction to the 30 m (98.4 ft.) minimum water yard setback to 19.5 m (64 ft.) for the replacement dwelling. This will be an improvement over existing water yard setback of 8.9 m (29.19 ft.);
- A reduction to the 30 m (98.4 ft.) minimum water yard setback to 16.1 m (52.8 ft.) for an attached deck. This will be an improvement over existing water yard setback of 7.8 m (25.6 ft.);
- A reduction to the 30 m (98.4 ft.) minimum water yard setback to 25.9 m (85 ft.) for a new Class 4 septic system;
- A reduction to the minimum front yard setback, which is 12 m (39.4 ft.) to 0.6 m (2 ft.);
- Relief from Section 4.30.8 to accommodate a minor expansion to a replacement dwelling which would be partially located below the regulated flood line; and,
- A reduction to the 15 m (49.2 ft) interior side yard setback for a boathouse to allow the replacement of an existing boathouse that encroaches over the interior lot line by 1.63 metres. The replacement boathouse shall be setback at 1.68m from the interior side lot line to the south westerly corner, and 3.66 m to the south easterly corner.

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. Flood Plain Assessment dated Oct 27, 2025;
- 2. Shoreline Restoration Plan dated November 17, 2025;
- 3. Stage 1 Stage 2 Archaeological Assessment dated October 9, 2025;
- 4. Surveyors Real Property Report dated Mar 18, 2024;
- 5. Site Plan; and,
- 6. Preliminary Building Plans.

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, February 10th, 2026, 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 25-22. 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 , or (705) 738-3800 ext. 246. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, February 10th, 2026 one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **26th day of January, 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

