



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 (24-10) 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 #24-10

Date and Time of Meeting: October 1st, 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 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 17 Lot 8 Part Road Allowance and Registered Plan 45R-16410 Parts 1 and 2 (Cavendish)

Address: 148 Fire Route 320 (Fortesque Lake)

Roll No.: 1542-020-104-18200-0000

Applicant: Owners: Rivard, Matthew & Joanna (Agent: DM Wills, Marnie Saunders)

Purpose and Effect of the Zoning By-Law Amendment

The property is currently zoned “**Rural/Environmental Protection (RU/EP)**” in the Municipality’s Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the application is to rezone the property in part to a “Shoreline Residential with a Special Exception” to permit the expansion of an existing seasonal dwelling, to recognize an existing two-piece bathroom within a detached accessory structure, and to recognize three non-compliant setbacks for structures within the 30 m water yard. The proposed expansion to the dwelling would result in an increase to the ground floor area of 37.48 sq. m (403.43 sq. ft.) and a resultant ground floor area of 135.86 sq. m (1,462.38 sq. ft.).

- The applicant has previously expanded the dwelling under the as-of-right dwelling expansion provision in Section 4.30.3. Given that this regulation permits only one expansion or replacement of an existing dwelling in the 30 m water yard, planning relief is required to allow the proposed subsequent expansion.
- Further to the above, the applicant is requesting relief from section 4.30.1 – General Setback Provisions for structures located within the 30 m water yard to permit the construction of two additions to the existing dwelling which would increase the ground floor area of the dwelling by 37.48 sq. m. (403.43 sq ft).
- The applicant is also requesting relief from section 4.30.1 – General Setback Provisions for structures located within the 30 m water yard to recognize a non-compliant dwelling and two accessory structures located within 30 m of water. The dwelling has a setback of 8.91 metres, and the two accessory buildings have setbacks of 4.2 metres and 17 metres.
- The applicant has also requested that an existing two-piece washroom located in one of the accessory structures be recognized and that an exemption be provided to allow the accessory structure to include habitable space.

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. Survey
2. Concept Plan
3. Planning Justification Report

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 September 24th, 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 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 24-10. 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 the **24th of September 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **11th day of September, 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

KEY MAP

