



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 (24-13) 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 #24-13

Date and Time of Meeting: August 6th 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 7 Part Lot 18 Part Rd Allow
(Galway)

Address: 80 Fire Route 277 (Catchacoma Lake)

Roll No.: 1542-020-302-22200-0000

Applicant: Owners: Edmanson, William & Endicott,
Nancy (Agent: MJ Davenport – Jacob Clark)

Purpose and Effect of the Zoning By-Law Amendment

The property is currently zoned “**Shoreline Residential - Private Access-100 (SR-PA-100)**” in the Municipality’s Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the application is to amend the special exception zone to permit the construction of an attached lakeside open-air deck with a floor area of 67.9 sq. m. (731 sq. ft.) and to amend the maximum ground floor area of a dwelling from 186 sq. m. to 195.6 sq. m. to extend an covered entrance by 9.6m (103 sq ft). The property had undergone a previous zoning by-law amendment in 2020 to permit the replacement and expansion of an existing dwelling, and to permit the construction of a boathouse with a reduced interior side yard setback. The original dwelling exhibited a lakeside open air deck having a setback of 1.8 m (5.9ft) from the water’s edge which was demolished and not replaced.

- The applicant is proposing to construct an attached lakeside open air deck extending 3.05 m (10 ft) which includes a staircase having a total floor area of 67.9 sq. m. (731 sq. ft.). The deck shall be 3.71 m (12.17 ft) from the water’s edge.
- The applicant is also proposing to extend a covered entryway by 2.44m (8.0 ft) having a floor area of 9.6 sq m. (103 sq. ft.) which shall amend the total floor area of the dwelling from 186 sq. m. to 195.6 sq. m.
- The applicant shall require relief from section 4.30.1 – General Setback Provisions for Waterbodies, Watercourses and Wetlands for the proposed deck to be located in the water yard. As the property had previously undergone a Zoning By-law Amendment for a replacement dwelling, the expansion provision shall only be applied once as per section 4.30.3 subsection g).

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. Site plan

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, July 30th, 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 24-13. 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, July 30th, 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **15th day of July, 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

