



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 (24-20) 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 #24-20

Date and Time of Meeting: November 5th, 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 10 Part Lot 30 Plan 10 Lot 6
(Galway)

Address: 2001 Crystal Lake Rd (Crystal Lake)

Roll No.: 1542-020-100-29900-0000

Applicant: Kevin Duguay – KMD Planning (Owners:
Michael & Catherine Armster)

Purpose and Effect of the Zoning By-Law Amendment

The property is currently zoned “**Shoreline Residential (SR)**” in the Municipality’s Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the application is rezone the property to a “Shoreline Residential – Private Access Exception” Zone to recognize the “as-constructed” additional residential unit located in the upper floor of a detached garage.

The detached garage which is the subject of this application was the subject of a minor variance approval in March 22, 2021. This approval authorized an increase in the maximum height of the structure from 4.9 metres to 6.0 metres to accommodate a second storey storage space. A condition of the minor variance approval was that the second storey was to be utilized as a storage area, prohibiting any human habitation (i.e. any areas containing cooking, eating, living, sleeping and sanitary facilities). A subsequent building inspection has determined that the upper floor is being used for human habitation and includes 3-piece bathroom and a separate sink which were connected to the existing septic system without a permit.

- The applicant is requesting relief from Section 4.2.1 b) and Sections 3.104 and 3.105 of the Zoning By-law which prohibit accessory buildings (garages) from being used for human habitation. The applicant is requesting the as-built dwelling unit to be recognized as an additional dwelling unit and is therefore also seeking relief from Section 8.2.13 which limits the number of dwelling units on a lot in the SR Zone to one.

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

3. Floor plan for 2nd story of the detached accessory garage
4. Planning Justification Report prepared by KMD Planning
5. Archaeological Assessment Stage 1 & Stage 2 with Ministry Clearance Letter

A septic system review also accompanies the complete application which has determined that the existing septic system was not designed to support the as-built dwelling unit.

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 October 29th, 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 24-20. 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, October 29th, 2024, one week** prior to the meeting on the Municipal website.

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

