



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 (24-22) 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 #24-22

Date and Time of Meeting: December 3, 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 15 Plan 25 Lot 47
(Harvey)

Address: 7 Fire Route 85 (Big Bald Lake)

Roll No.: 1542-010-303-18800-0000

Applicant: Vanessa Archer – TD Consulting
(Owners: Gavin & Barbara Willoughby)

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 from the “**Shoreline Residential-Private Access (SR-PA)**” Zone to a “**Shoreline Residential-Private Access Exception**” Zone to permit the construction of a partial two-storey replacement dwelling with a ground floor area of 246.4 sq. m (2652.2 sq. ft.) and a gross floor area of 318.8 sq. m. (3431.53 sq. ft.). The applicants are requesting the following relief from the Zoning By-law:

- Relief to construct a replacement dwelling with a ground floor area that exceeds the as-of-right 50% increase of the ground floor area of the existing dwelling which is 93.2 sq. m. (1003.2 sq. ft.). The proposed dwelling represents an increase of 164% increase to 235 sq. m (2537 sq. ft.);
- A reduction to the 30.0 m (98. 4 ft) minimum water yard setback to 6.3 m (20.7 ft.) from the easterly corner of the proposed replacement dwelling and 4.8 m (15.7ft.) from the easterly corner of the proposed attached open-air deck. The proposed replacement dwelling is intended to improve the current 4.9 m (16.1 ft) water yard setback; and,
- Relief is also sought from Section 4.30.3 d) which limits the increase in height of a replacement dwelling located within 10 metres of the high water mark to 1.22 metres. In this case the existing dwelling is a single-storey and the proposed dwelling will include a partial second-storey.

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 with existing dwelling and proposed
2. Stage 1 Stage 2 Archaeological Study prepared by Earthworks
3. Shoreline Restoration Plan prepared by Riverstone

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 November 26th, 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 24-22. 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, November 26th, 2024, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **12th day of November, 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

