



**NOTICE OF A COMPLETE APPLICATION AND  
NOTICE OF 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 (24-16) 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 #24-16**

**Date and Time of Meeting: Tuesday, July 16<sup>th</sup> 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](mailto: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, Plan 24 Lot 22

**Address:** 4 Fire Route 14A

**Roll No.:** 1542-010-300-22500-0000

**Applicant:** Leclerc, Daniel & Wendy

**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 proposed Zoning by-law Amendment is to rezone the property from the “**Shoreline Residential-Private Access (SR-PA)**” Zone to “**Shoreline Residential-Private Access with a Special Exception**” Zone to permit the construction of a single-storey replacement dwelling with walkout and a single-storey detached accessory garage on the northwest corner of the property. The applicants are requesting relief from the following:

- Relief from the allowable ground floor expansion amount of 25% based on an existing ground floor area of 116 sq. m. (1,245 sq. ft.) to a proposed 86% increase in ground floor area to 216 sq. m (2,400 sq. ft.).
- A reduction to the 30.0 m (98.4 ft.) minimum water yard setback to 18.1 m (59.38 ft.) from the southwest corner of the proposed replacement dwelling and 16.3 m (53.5ft.) to the southwest corner of an open-air deck. This will improve upon the existing dwelling’s water yard setback of 14.2 m (46.6 ft.).
- A reduction to the required front yard setback of 12m (39.4 ft.) to 10.17 m (33.4 ft.) for a proposed detached garage.

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:

- Site Plan
- Archaeological Assessment (Stages 1 and 2)
- Floor Plan with elevations
- Survey

## **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 9th, 2024, which can be found at [calendar.trentlakes.ca/meetings](https://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 p.m., under File Number 24-16. Inquiries may be directed to Derek Bertram, Planning Technician at (705) 738-3800 ext. 246, or via email at [dbertram@trentlakes.ca](mailto:dbertram@trentlakes.ca). The Public Meeting agenda and related correspondence will be made available to the public on Tuesday, July 9th, 2024, one week prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this 24<sup>th</sup> day of June, 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**

