



**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 (26-12) 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 #26-12

Date and Time of Meeting: Tuesday, September 1st at 1:00 pm

Location of Meeting: Municipality of Trent Lakes Council Chambers,
County Road 36, Trent Lakes, Ontario
Members of the public will also be able to participate electronically.
Please contact the Municipal Office if you would like to participate
in the Public Meeting and advise if you will be participating in
person or electronically and the appropriate instructions will be
provided to you.

**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 16 Part Lot 22

Address: 90 Fire Route 104A

Roll No.: 1542-010-002-79100-0000

Applicant: Kevin Hodgkinson (Owners: Steven Bedford &
Angela Carberry)

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 to a "Shoreline Residential-Private Access Exception" Zone to permit the construction of a replacement dwelling having a ground floor area of 188.87 sq. m. (2033 sq. ft.) and gross floor area of 221 sq. m (2,382 sq. ft.). The replacement dwelling represents a 238% increase in ground floor area. The applicant is requesting the following relief from the Zoning By-law:

- A reduction to the 30 m (98.4 ft.) minimum water yard setback to 17.89 m (58.7 ft.) for the replacement dwelling. This will maintain the water yard setback of the existing dwelling.
- A reduction to the minimum northerly interior side yard width of 4.5 m (14.8 ft.) to 3.09 m (10.13 ft.);
- A reduction to the minimum southerly interior side yard width of 4.5 m (14.8 ft.) to 4.01 m (13.15 ft.); and,
- Exception from the definition of a deck to include a roof.

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. Site Plan June 2, 2026
2. Preliminary Floor Plans and Elevations

3. Stage 1 Stage 2 Archaeological Assessment dated June 15, 2026.
4. Plan of Survey (Existing) dated June 13, 2018

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 August 26th, 2026 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 26-12. Inquiries may be directed to Derek Bertram Planning Technician at (705) 738-3800 ext. 246, or via email at dbertram@trentlakes.ca. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, 26th, 2026, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes the **12th day of August, 2026**.

Jessie Clark, Clerk
Municipality of Trent Lakes
760 County Road 36
Trent Lakes, ON K0M 1A0
Telephone: (705) 738-3800
Fax: (705) 738-3801

