

Municipality of Trent Hills Notice of Public Meeting



Come for a visit. Stay for a lifestyle.

This meeting will be held in-person, and members of the public may attend or may participate virtually in accordance with the Municipality of Trent Hills Procedural By-law.

The Agenda will be published on February 29, 2024 on the Municipality of Trent Hills Website: www.trenthills.ca.

Hearing Date: Tuesday, March 5, 2024
Time: 6:00 p.m.
Application(s): Zoning Amendment Application C07/2024
Agent / Owner: 2836469 Ontario Inc. / KMD Planning Inc, Kevin Duguay
Civic Address: 4 Front Street South
Legal Description: Plan 112, Blk Z, Lots 1 and 2, Part Lot 3 S Front St, Pt Blk Z, W Front St, Parts 1 to 4 of RP 39R11100
geographic Town of Campbellford
Roll Number: 14 35 100 030 04400 0000

Take Notice that the Council for the Municipality of Trent Hills has received a complete application to consider a proposed Zoning By-Law Amendment to amend the Municipality of Trent Hills Zoning By-law 2010-105, under Section 34 of The Planning Act, R.S.O. 1990, C. p. 13.

The purpose and effect of the proposed Zoning By-law Amendment is to allow expanded multi-use within the ground floor of a commercial building. The parcel currently contains a multi-storied mixed commercial and residential building with storefront orientation along the main-floor portion of the building, and residential on the second storey.

The current zoning of the subject lands is the Commercial (C1) Zone and Environmental Protection (EP) Zone. The proposed zoning for the zoning by-law amendment will be the Commercial Exception (C1-XX) Zone and Environmental Protection (EP) Zone. The exception will allow multiple residential units to the rear of the commercial footprint of the main floor as well as recognize parking to support the use. All Environmental Protection Zoning will remain in place.

Purpose of the Public Meeting:

The Public Meeting is held in accordance with the requirements of the Planning Act. The purpose of the meeting is for Council Members to formally hear and receive public and agency comments. The intent of this statutory Public Meeting is to receive public feedback and incorporate it into a recommendation report from Staff. No decision will be made during this meeting.

Written comments (via email or in writing) before a meeting:

Residents are encouraged to make written comments or submissions before a meeting. Comments can be emailed to planning@trenthills.ca or delivered to the Municipality of Trent Hills, 66 Front Street South, P.O. Box 1030, Campbellford, Ontario K0L 1L0.

Individuals who submit a letter and other information to Council should be aware that all information, including contact information, contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the Municipality's website.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Trent Hills to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Trent Hills before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written

submissions to the Municipality of Trent Hills before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable ground to do so.

Attending in-person:

The Public Meeting will be open for the public to attend in person in the Council Chambers located on the 2nd floor of the Emergency Services Base, 50 Doxsee Avenue South, Campbellford.

Attending virtually:

Members of the public and the applicants will also be able to participate in Public Meetings through Zoom. Interested residents and applicants can register by emailing planning@trenthills.ca with their name, phone number, and the agenda item(s) they wish to speak to, or by calling 705-653-1900 and leaving a message with their name, phone number, and the agenda item(s) they wish to speak to. Those who have registered will be provided with the Zoom meeting information prior to the meeting date. Registration will close by 4:00 p.m., the day prior to the meeting.

The Public Meetings will be live streamed, available through the Municipality of Trent Hills www.trenthills.ca. The video will also be posted online following the meeting in the event you were unable to watch it live at the time it occurred.

How to ask a question during the meeting:

The Chair of the meeting will open the floor to public comments. Those wishing to speak will identify themselves and will be placed in queue to provide comments at the podium. Please state your name and address for the public record.

Those registered to participate virtually will be able to provide comments and ask questions during the Public Meeting in the same manner as in-person meetings. Please identify yourself and you will be placed in queue to provide comments. Please state your name and address for the public record.

If required, instructions will be provided to members of the public who have registered to participate in the Public Meeting.

How to submit comments after a meeting:

You may submit comments following the Public Meeting, you may email your comments to planning@trenthills.ca. The Municipality requires these comments no later than seven (7) days after the meeting to ensure the comments can be reviewed by Planning Staff before they prepare a final recommendation report to Council.

If you wish to be notified of the decision of the Municipality of Trent Hills on the proposed zoning by-law amendment, you must make a written request to the Municipality of Trent Hills, 66 Front Street, P.O. Box 1030, Campbellford, K0L 1L0.

More Information:

Additional information regarding the application is available by contacting the Municipality of Trent Hills Planning Department by email: planning@trenthills.ca.

Dated at the Municipality of Trent Hills this 13th day of February, 2024.

Zoning Amendment Application C07/2024
2836469 Ontario Inc. / KMD Planning Inc., Kevin Duguay
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