



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.

Hearing Date:	Tuesday, October 7, 2025
Time:	6:00 p.m.
Applications(s)	Zoning By-law Amendment Application C09 / 2025
Agent / Owner:	Bryon Keene (Jewell Engineering) / Grey Jay Developments / Eric Brookings
Civic Address:	79 Front Street East (White Building) 87 Front Street East (Former Tannery Lands) Municipality of Trent Hills
Legal Description:	Part 2 Plan 38R2468 (White Building) Asphodel Concession 8 Part Lot 4 Plan 33 Lots 1, 2, 4, 5, 6, Part Front St. Part Nelson Street, 38R2443; Parts 1 2 Part 4, 39R9781 Part 1 (Former Tannery Lands) Geographic Township of Asphodel / Former Village of Hastings
Roll Number:	14 35 332 0100 5950 0000 (White Building) 14 35 332 0100 5900 0000 (Former Tannery Lands)

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.

Description of the Proposal:

The purpose and effect of the proposed Zoning By-law Amendment is to apply for an exception zone for the proposed Official Plan Amendment regarding the “*White Building / Tannery Residential Development*”. The Zoning By-law Amendment is to establish a Residential Type 3 Holding Exception Zone (R3) Zone, for a future residential apartment complex. This application proposes to rezone the White Building from General Commercial (C1) and the Tannery from General Industrial (M1).

The applicant is proposing the following exceptions to the R3 Zoning requirements as set out in Table 1 below.

Table 1			
Description of Trent Hills Zoning By-Law 2010-105	(R3) Zoning Required Provisions	Proposed White Building Proposed Provisions	Proposed Tannery Lands Proposed Provisions
Setback requirements			
Minimum Lot Frontage:	24 meters	20 meters	>24 metres
Maximum Density:	74 Units / Net Residential Hectare*	36 Units vs 24 units permitted*	205 vs 195 units permitted*
Minimum Landscaped Open Space:	30%	26%	>30%
Maximum Building Height:	12.5 meters	<12.5 metres	24.5 metres
Required Parking:	1.25 spaces / unit	1.2 spaces Off-site parking required	1.2 spaces

The applicant is requesting the implementation of a Holding (H) provision as part of the proposed rezoning to ensure that no development occurs on the subject lands until all required supporting studies have been completed and reviewed to the satisfaction of the Municipality. This mechanism serves as a planning tool that allows Council to maintain control over the timing of development, ensuring that key technical matters including but not limited to environmental, servicing, transportation, or other site-specific concerns are adequately addressed before construction can begin.

Once all necessary studies have been submitted, evaluated, and deemed satisfactory by municipal staff and Council, a by-law may be passed to lift the Holding provision. At that point, the development would be permitted to proceed in accordance with the approved zoning regulations.

Specifically, the lands referred to as the "White Building" will be rezoned to Residential Type 3 Holding Exception TH-105-100 (R3-H-TH-105-100) Zone.

The "Tannery Lands" will be designated as Residential Type 3 Holding Exception TH-105-101 (R3-H-TH-105-101) Zone. Each exception will be tailored to reflect the unique requirements and conditions applicable to the respective sites as set out in the table above.

This application is being submitted concurrently with Official Plan Amendment Application OPA01/2025.

Planning Act:

The subject application appears to be complete, and satisfies the requirements of Section 34 of the Planning Act.

Purpose of the Public Hearing:

The Public Hearing 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 Hearing 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.

There is a 20-day appeal period after a decision has been made. Please note, however, only the applicant, the Municipality, certain public bodies, and the Minister may appeal the decision. In order to appeal the decision to the Ontario Land Tribunal (OLT), those eligible must submit the required form to the Municipality of Trent Hills including the applicable appeal fee paid by certified cheque or money order, made payable to the Ontario Minister of Finance.

Attending in-person:

The Public Hearing 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 Hearings 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 Hearings 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 Hearing 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 Hearing.

How to submit comments after a meeting:

You may submit comments following the Public Hearing, 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 in respect of the proposed consent, 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 Tuesday, September 16, 2025.

Zoning By-law Amendment C09/2025
Bryon Keene / Grey Jay Developments
79 Front Street West / 87 Front Street West
Part 2 Plan 38R2468 (White Building)
Asphodel Concession 8 Part Lot 4 Plan 33 Lots 1, 2, 4, 5, 6, Part Front St. Part Nelson Street,
38R2443; Parts 1 2
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