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# Municipality of Trent Hills

## Notice of Public Meeting

**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 C22/2023
Agent / Owner:	Ecovue Consulting Services (Kent Randall) Grey Jay Developments (Eric Brookings)
Civic Address:	192 Front Street West Hastings, Ontario
Legal Description:	Asphodel Con 7 Pt Lot 3 RP; RD134 Pt Part 1 RP 39R14574; Part 2 Asphodel/Former Village of Hastings
Roll Number:	14 35 332 020 00108 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.*

### Description of the Proposal:

The purpose and effect of the of the proposed Zoning By-law Amendment is for an exception zone for the proposed Plan of Condominium SB01/2023, located at 192 Front Street West in Hastings. The subject lands are currently zoned as the Recreational Commercial (C4) Zone, as the property has historically been used as an auction house and a dance hall. The proposed amendment to the Zoning By-law is the creation of a new Medium Density Residential (R2) [formerly Residential Type 2] Exception Zone to support a denser development consisting of 20 row townhouse units and 4 semi-detached units. The following table highlights the proposed exceptions:

Provision	Current Requirement	Proposed Exception
Minimum Lot Area – Semi-detached (Full Servicing)	450 square metres	241 square metres
Minimum Lot Area – Townhouse (Full Servicing)	180/216 square metres	170 square metres
Minimum Lot Frontage – Semi-detached (Full Servicing)	15 metres <small>(note: for semi-detached to be created through Part-lot Control Exemption, typically a minimum of 7.5m per unit is required)</small>	6.4 metres per unit <small>(12.8 metres per original lot)</small>
Minimum Lot Frontage – Townhouse – Exterior Units (Full Servicing)	10 metres	9.4 metres
Minimum Rear Yard Setback	6 metres	2.88 metres
Maximum Lot Coverage of All Buildings – Semi-detached	40%	45%
Maximum Lot Coverage of All Buildings – Townhomes	45%	62%
Minimum Landscaped Open Space	30%	25%

All other provisions of the R2 Zone and Comprehensive Zoning By-law 2010-105 will apply to the lands zoned with this R2 Exception.

Plan of Condominium SB01/2023 has been submitted concurrently with this application.

### **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](mailto: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 2<sup>nd</sup> 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](mailto: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](http://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](mailto: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](mailto:planning@trenthills.ca).

**Dated** at the Municipality of Trent Hills this Tuesday, September 16, 2025.

Zoning By-law Amendment Application  
C22/2023  
192 Front Street West  
Hastings, Ontario

