

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, May 5th, 2026
Time: 6:00 p.m.
Application(s): Zoning By-law Amendment Application C05/2026
Severance Consent Application B06/2026
Agent / Owner: Matthew Stearns c/o 2750450 Ontario Inc. – Jonathan Hartman
Agent: Dafne Gokcen – Innovative Planning Solutions
Civic Address: 122 Mill Street
Legal Description: Concession 3, Part Lot 15, Plan 29 Part Block U
Geographically located in the Village of Warkworth
Roll Number: 14 35 229 020 01500 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.

Subsequent to Severance Consent Application B06/2026 and Plan of Subdivision Application SB01/2026, the purpose and effect of the proposed Zoning By-law Amendment is twofold:

1. To recognize the creation of one (1) new parcel, being approximately 1,891.93 square metres (0.47 acres) containing an existing single-detached dwelling and outbuildings; and,
2. To recognize the creation of a 43-unit residential Plan of Subdivision on the retained land, comprising of approximately 3.00 hectares (7.42 acres).

The current zoning for the subject property is Rural (RU). The applicants are proposing a Low-density Residential Exception (R1-TH-105-105) Zone for the severed lands and a Medium-Density Residential Exception (R2-TH-105-106) Zone for the lands to be retained.

The R1-TH-105-105 Zone will permit the existing single-detached dwelling and outbuildings to continue their current residential use with acknowledging the reduced lot size. The proposed exceptions are to the Minimum Front Yard Setback and Centreline Setback from a County Road, as the current structure is considered to be legal non-complying structure.

The R2-TH-105-106 Zone will support a 43-unit residential development on the retained lands, consisting of a mix of single-detached, semi-detached, and townhouse dwellings. The proposed exception is to reduce the requirements for the minimum exterior side yard for semi-detached dwellings and to the minimum frontage for an exterior townhouse unit.

Staff are anticipating receiving the Plan of Subdivision Application in the near future; further details will be provided in a later notice and at the Public Meeting.

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 Municipality of Trent Hills to the Local Planning Appeal 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 subject application is passed, the person or public body is **not** entitled to appeal the decision and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

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 April, 2026.

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