

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 C04/2026
Agent / Owner: Island Park RV Resort (604840 Ontario Inc.)
c/o Agent: Robert Clark, Clark Consulting Services
Civic Address: 9 Island Park Road
Legal Description: Concession 10, Lot 2, Part Road Allowance & 39R6235 Part 1
Geographic Township of Seymour
Roll Number: 14 35 134 050 12609 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 rezone the specified location on the subject property from Environmentally Sensitive and Environmental Protection to a site specific Recreational Commercial / Environmental Protection Exception Zone. The amendment in the zoning would recognize this site-specific area to increase the maximum number of trailer sites currently permitted, from 201 to 211. The proposed 10 additional sites are shown on the attached draft site plan. All existing Environmental Protection Zoning will remain in place for the balance of the lands.

This proposed Zoning By-law Amendment would also amend Zoning By-Law 2016-42, as approved by Ontario Land Tribunal (OLT), as follows:

Currently reads: Section 2 a) Regulations for Permitted Uses
(i) the maximum number of trailer sites shall be 201.

Proposed amendment: Section 2 a) Regulations for Permitted Uses
(i) the maximum number of trailer sites shall be 211.

This application follows a series of historic applications relating to the subject lands. Zoning By-law Amendment Application C06/2016 sought to limit the number of sites to 201 to move away from a permitted number of sites per acre, establish a minimum area per site, and was submitted alongside a Site Plan Agreement to ensure that development followed municipal requirements. Council approved this application, but it was subsequently appealed. The parties involved agreed on a settlement before the hearing, that has been confirmed by the LPAT (Local Planning Appeal Tribunal now the Ontario Land Tribunal). This settlement involved the removal of the lagoon and its restoration to a provincially significant wetland, the creation of a new communal septic system, and other changes that addressed the environmental concerns.

Zoning By-law Amendment Application C13/2022 was previously submitted on behalf of the applicants requesting the 10 additional sites and was denied September 27th, 2022, as the communal septic system had yet to be installed and the lagoon had not been restored to the required state. On September 23rd, 2025, Jim Peters, Director of Planning & Development, brought forward staff report PLN-2025-47 advising Council that the lagoon has been restored and is in the process of naturalizing back to a wetland state.

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:

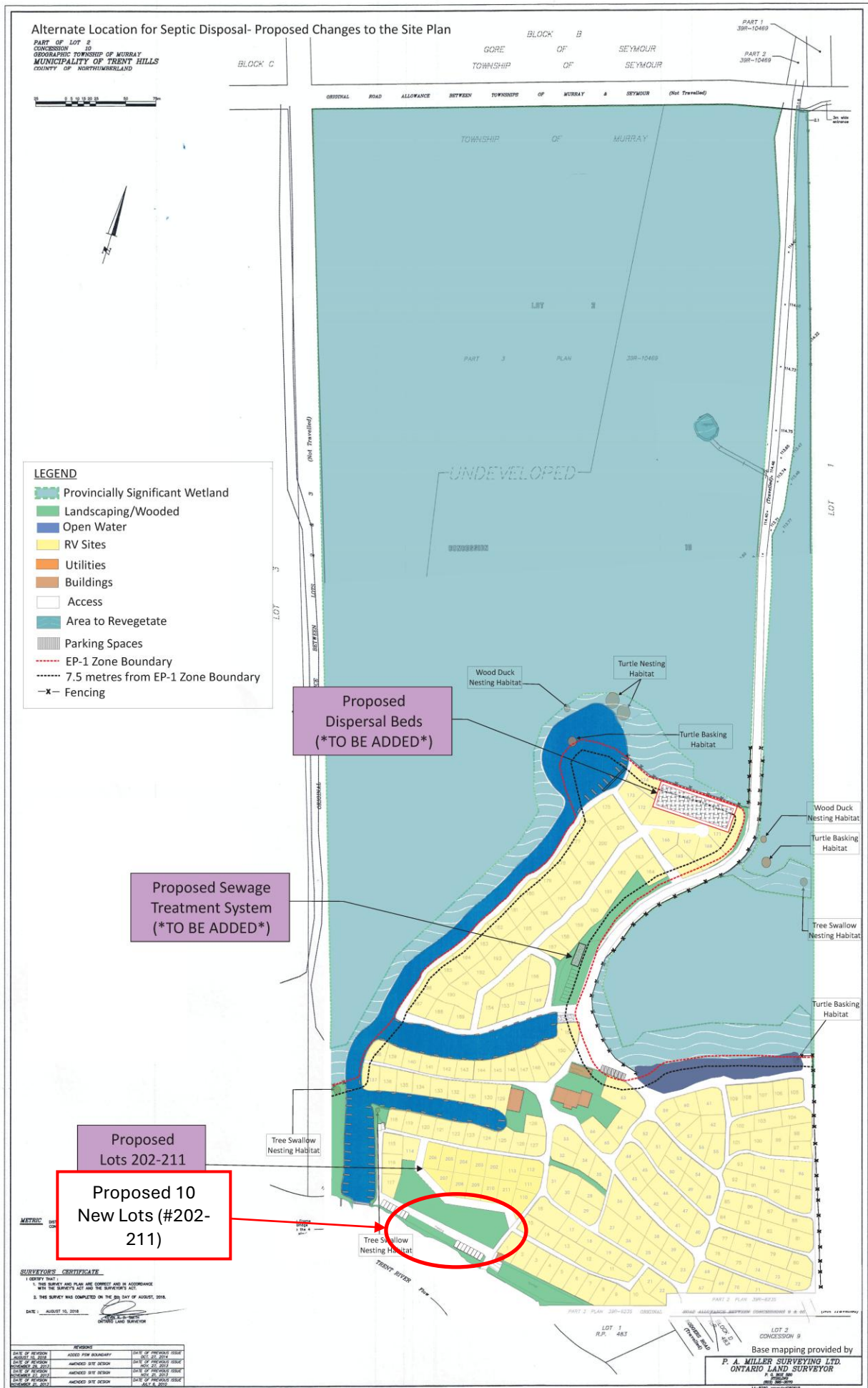
You may submit comments following the Public Meeting, you may email your comments to planning@trenthills.ca. The Municipality requires these comments no later than seven (7) days after the meeting to ensure the comments can be reviewed by Planning Staff before they prepare a final recommendation report 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 14th day of April, 2026.



Date: January 2020 Updated: September 2020
 Revised: October 2020, November 2020, November 2021
 z:\2055-Island Park ZBA\Site Plan 2021 11 11\2055 Alternate Location-November 2021.cdr

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