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Municipality of Trent Hills Notice of Public Hearing

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, April 7, 2026
Time:	6:00 p.m.
Applications(s)	Minor Variance Application A02/2026
Agent / Owner:	Gillian Proudfoot
Civic Address:	55 Glover Road
Legal Description:	Concession 3 Part Lot 19 39R5278 Part 1 Geographic Township of Percy
Roll Number:	1435 229 060 06905 0000

Description of the Proposal:

The purpose of Minor Variance Application A02/2026 is to request relief from both the minimum required centreline setback from 17.5 metres to 14.5 metres and minimum front yard setbacks for an Agriculturally (A) zoned parcel from 15 metres to 3.9 metres in order to permit the construction of a proposed carport.

The subject property is currently developed with a single detached dwelling. The proposed carport is intended to be located on the west side of the existing dwelling, positioned between the residence and Glover Road. Both the existing dwelling and the proposed carport are situated above the road on an embankment, which may alleviate any potential impact of the reduced setback.

We intend to address the current zoning through a future Zoning By-law update by correcting the designation from Agricultural (A) to Rural Residential (RR), as the current zoning appears to be an omission from the amalgamation process.

Relief Requested

1. To permit relief from Comprehensive Zoning By-law 2010-105: Section 7 – Table 2 – Provisions for Residential Uses. Relief is requested for the minimum Centreline Setback requirements from a township road of 17.5 metres to a reduction to 14.5 metres.
2. To permit relief from Comprehensive Zoning By-law 2010-105: Section 7 – Table 2 – Provisions for Residential Uses. Relief is requested for the minimum Front Yard Setback for an Agricultural (A) Zoning from 15 metres to 3.9 metres. All other provisions of the section will remain the same.

Planning Act:

The subject application appears to be complete, and satisfies the requirements of Section 45 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, located at 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 Wednesday, March 25, 2026.

Minor Variance Application A02/2026
Gillian Proudfoot
55 Glover Road
Concession 3 Part Lot 19
39R5278 Part 1
Geographic Township of Percy

