

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.
Application(s): Official Plan Amendment Application OPA01/2025
Agent / Owner: c/o Bryon Keene / 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 Official Plan Amendment, under Sections 22 of the Planning Act 1990.

The Official Plan Amendment application proposes to redesignate lands from the Employment Area to the Residential Area within the Hastings Urban Centre in the Trent Hills Official Plan. The subject lands were historically used for manufacturing, including a tannery and an oar manufacturing business. The subject lands have been abandoned for some time; and there has been no interest in returning these lands to an Employment Use.

Under Section 5.2.1.3 – Policies for Urban Residential Area Development in the Trent Hills Official Plan, residential development within the Built-Up areas shall be permitted with a minimum density of 30 units per net hectare with a maximum height of five storeys above grade. The proposal includes the construction of two six-storey apartment structures, and therefore a special clause is proposed to be included in the Amendment to provide site specific exception to the height requirement. The Official Plan Amendment will be categorized as Official Plan Amendment 12 with the by-law to follow thereafter should it be approved.

The purpose of the amendment is to redesignate the subject lands to a use that permits a residential apartment complex. A Zoning By-law Amendment Application has been submitted concurrently with this application.

Additional applications for the specifics of the building are to follow; it is anticipated that applications for Site Plan Control and Plan of Condominium may be submitted at a later date.

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 16th day of September, 2025.

Official Plan Amendment OPA01/2025
 Bryon Keene / Grey Jay Developments
 79 Front Street West / 87 Front Street West
 Part 2 Plan 38R2468 (White Building)
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