Municipality of Trent Hills
Notice of Public Hearing

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, December 1, 2026
Time:	6:00 p.m.
Applications(s)	Plan of Subdivision SB01/2026
Agent / Owner:	c/o Bryon Keene of Jewell Engineering 2003603 Ontario Corporation (McDonald Homes)
Civic Address:	166 Rosco Avenue / 0 Rosco Avenue
Legal Description:	Part Lot 4 Block U Plan 112 Campbellford as in NC240559; 38R4017 Part 1 Part Lots 5 & 6 Block V Plan 112 Campbellford; Part 1 39R7916; & Part 2; 38R3863 Geographic Town of Campbellford
Roll Number:	14 35 100 040 13600 0000 14 35 100 040 14101 0000 14 35 100 040 14105 0000

Take Notice that the Council for the Municipality of Trent Hills has received a complete application to consider a proposed Plan of Subdivision, under Section 51 of *The Planning Act, R.S.O. 1990, C. p. 13*.

Description of the Proposal:

The applicant is proposing a medium-density residential development on two separate parcels of land fronting both sides of Rosco Avenue, with a combined area of approximately 2.41 hectares (5.96 acres), for a total of fifty-nine (59) dwelling units. The subject lands are currently zoned Development (D) and designated Residential Area within the Campbellford Urban Centre in the Municipality of Trent Hills Official Plan.

The proposed Plan of Subdivision consists of six (6) lots/blocks. On the west side of Rosco Avenue, Blocks 1 to 4 are proposed to accommodate nineteen (19) street townhouse dwelling units. On the east side of Rosco Avenue, Block 5 is proposed to contain forty (40) multiple dwelling units within ten (10) four-unit residential buildings, while Block 6 is proposed as open space/parkland fronting onto Banta Road. The development is intended to be fully serviced by municipal water and sanitary sewer services, with access provided from Rosco Avenue.

In conjunction with the proposed Plan of Subdivision, a Zoning By-law Amendment application (Application C18/2026) has been submitted to rezone the lands from the Development (D) Zone to a Medium Density Residential Exception Zone (R2-TH-110 & R2-TH-111) to facilitate the proposed medium-density residential development.

Planning Act:

The subject application appears to be complete and satisfies the requirements of Section 51 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.**

Municipality of Trent Hills	Website:	trenthills.ca
P.O. Box 1030, 66 Front Street South	Telephone:	(705)-653-1900
Campbellford, Ontario	Fax:	(705)-653-5203

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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, 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.

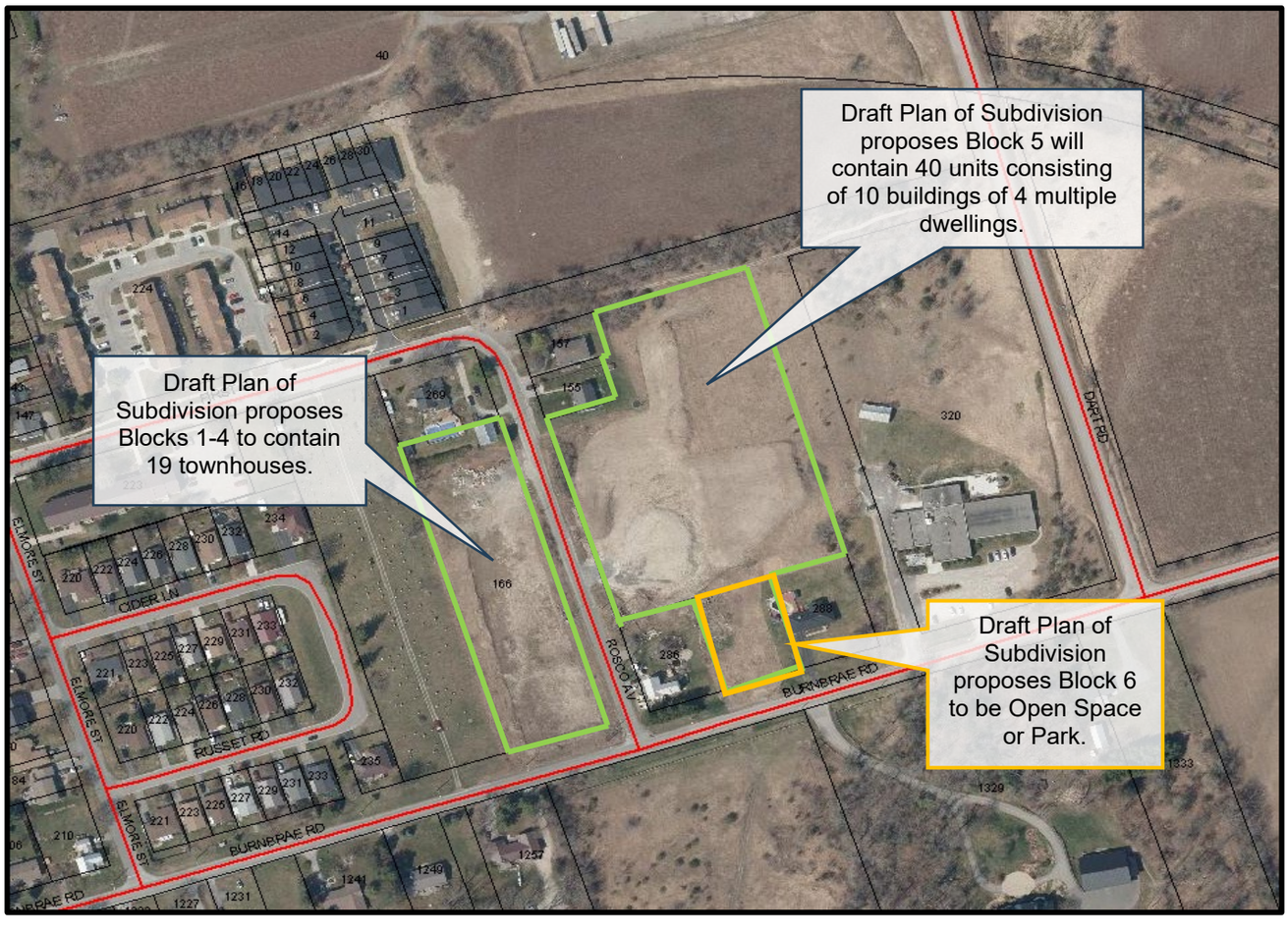
More Information:

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 Tuesday, November 10, 2026.

Plan of Subdivision Application SB01/2026
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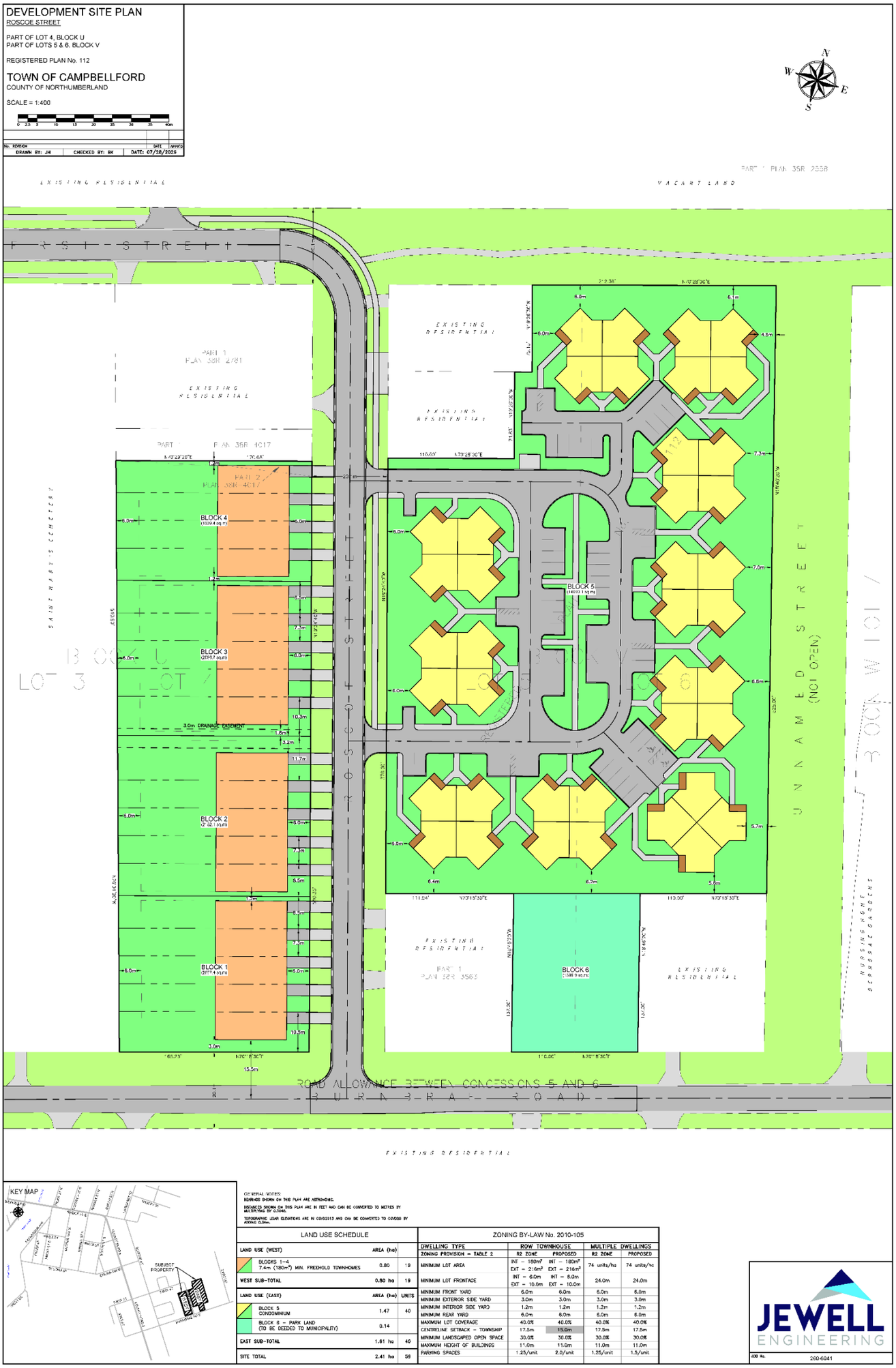




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GENERAL NOTES:
BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC.
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.
TOPOGRAPHIC (DAR ELEVATIONS ARE IN CGVD2013 AND CAN BE CONVERTED TO CGVD28 BY ADDING 0.34m.

LAND USE SCHEDULE		
LAND USE (WEST)	AREA (ha)	
BLOCKS 1-4 7.4m (180m²) MIN. FREEHOLD TOWNHOMES	0.80	19
WEST SUB-TOTAL	0.80 ha	19
LAND USE (EAST)	AREA (ha)	UNITS
BLOCK 5 CONDOMINIUM	1.47	40
BLOCK 6 - PARK LAND (TO BE DEEDED TO MUNICIPALITY)	0.14	
EAST SUB-TOTAL	1.61 ha	40
SITE TOTAL	2.41 ha	59

ZONING BY-LAW No. 2010-105				
DWELLING TYPE	ROW TOWNHOUSE		MULTIPLE DWELLINGS	
ZONING PROVISION - TABLE 2	R2 ZONE	PROPOSED	R2 ZONE	PROPOSED
MINIMUM LOT AREA	INT - 180m² EXT - 216m²	INT - 180m² EXT - 216m²	74 units/ha	74 units/ha
MINIMUM LOT FRONTAGE	INT - 6.0m EXT - 10.0m	INT - 6.0m EXT - 10.0m	24.0m	24.0m
MINIMUM FRONT YARD	6.0m	6.0m	6.0m	6.0m
MINIMUM EXTERIOR SIDE YARD	3.0m	3.0m	3.0m	3.0m
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	1.2m	1.2m
MINIMUM REAR YARD	6.0m	6.0m	6.0m	6.0m
MAXIMUM LOT COVERAGE	40.0%	40.0%	40.0%	40.0%
CENTRELINE SETBACK - TOWNSHIP	17.5m	15.0m	17.5m	17.5m
MINIMUM LANDSCAPED OPEN SPACE	30.0%	30.0%	30.0%	30.0%
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m	11.0m	11.0m
PARKING SPACES	1.25/unit	2.0/unit	1.25/unit	1.5/unit

JEWELL ENGINEERING
JOB No. 260-6041

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