

2101516 Ontario Inc.

Rosco Avenue, Town of Campbellford
[Part of Lot 4, Block U, Part of Lots 5 & 6,
Block V Registered Plan No. 112]
Planning Justification Report
Draft Plan of Subdivision
Zoning By-law Amendment

September 25, 2026

1.0 Rosco Avenue Subdivision & Zoning By-law Amendment

In support of an application for a Draft Plan of Subdivision (Plan) and an application for a Zoning By-law Amendment (ZBL) submitted to the Municipality of Trent Hills for two (2) properties located on the either side of Rosco Avenue in the Town of Campbellford, the following Planning Justification Report has been prepared on behalf of the property Owner 2003603 Ontario Corporation.

The subject properties are outlined, as shown on **Figure 1** below.

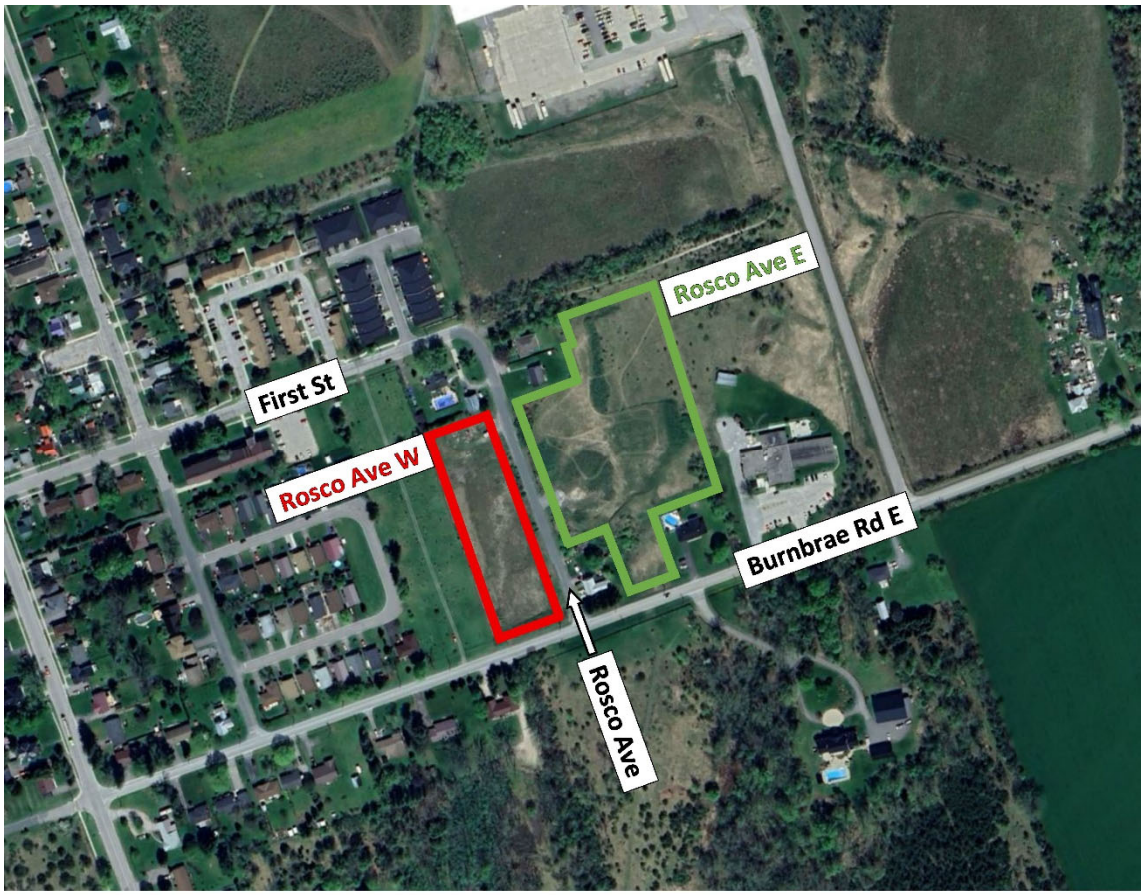


Figure 1: Location Map – Subject Property is outlined in red

Currently these two (2) properties are vacant and undeveloped.

The Owner proposes to develop the west side of Rosco Avenue with nineteen (19) street townhouses and the east side of Rosco Avenue with forty (40) multiple dwellings consisting of ten (10) buildings of four (4) multiple dwellings each as shown on the Preliminary Development Site Plan on **APPENDIX 1** attached.

The Draft Plan of Subdivision proposes a six (6) lot/block subdivision with four (4) blocks on the west of Rosco Avenue for the nineteen (19) street houses [Blocks 1 to 4] and two (2) blocks on the east side of Rosco Avenue for the forty (40) multiple dwellings [Block 5] and open space or park [Block 6].

The proposed Draft Plan of Subdivision is shown on **APPENDIX 2** attached.

The subject lands are designated Campbellford Urban Centre – Residential Area in the Trent Hills Official Plan. In addition, the west side of the street is designated as part of the Urban Greenlands System, potentially due to its proximity to the adjoining Roman Catholic Cemetery. No change to this designation is required or requested for the proposed residential development of the subject lands.

The subject lands are currently zoned Development (D) Zone which is a type of holding zone that only allows the current use. To facilitate the proposed residential uses a change to the medium-density Residential (R2) Zone is required to permit these uses.

The proposed rezoning of the subject lands is depicted on **APPENDIX 6** attached.

1.1 Site Location & Context

Site Area and Frontage:

On the west side of Rosco Avenue, the subject lands have an area of approximately 0.8 hectares with a lot frontage of 155.6 metres along the west side of Rosco Road.

On the east side of Rosco Avenue, the subject lands have an area of approximately 1.61 hectares with a lot frontage of 114.6 metres along the west side of Rosco Avenue. This property also has a frontage of 33.5 metres on the north side of Burnbrae Road.

Surrounding Land Uses:

Figure 2 on the following page shows the subject property and surrounding uses.

From this photograph, it can be seen that these two properties are undeveloped and essentially open fields on the edge of the urban built up area designated for urban growth.

The surrounding land uses include:

West Property

To the north: single detached dwelling;

To the east: Rosco Avenue and vacant land designated for residential growth;

To the south: Burnbrae Road, field and single detached dwelling;

To the west: cemetery.

East Property

To the north: two single detached dwellings and vacant land;

To the east: vacant land and retirement home;

To the south: two single detached dwellings and Burnbrae Road;

To the west: Rosco Avenue and vacant residential subject to this rezoning.

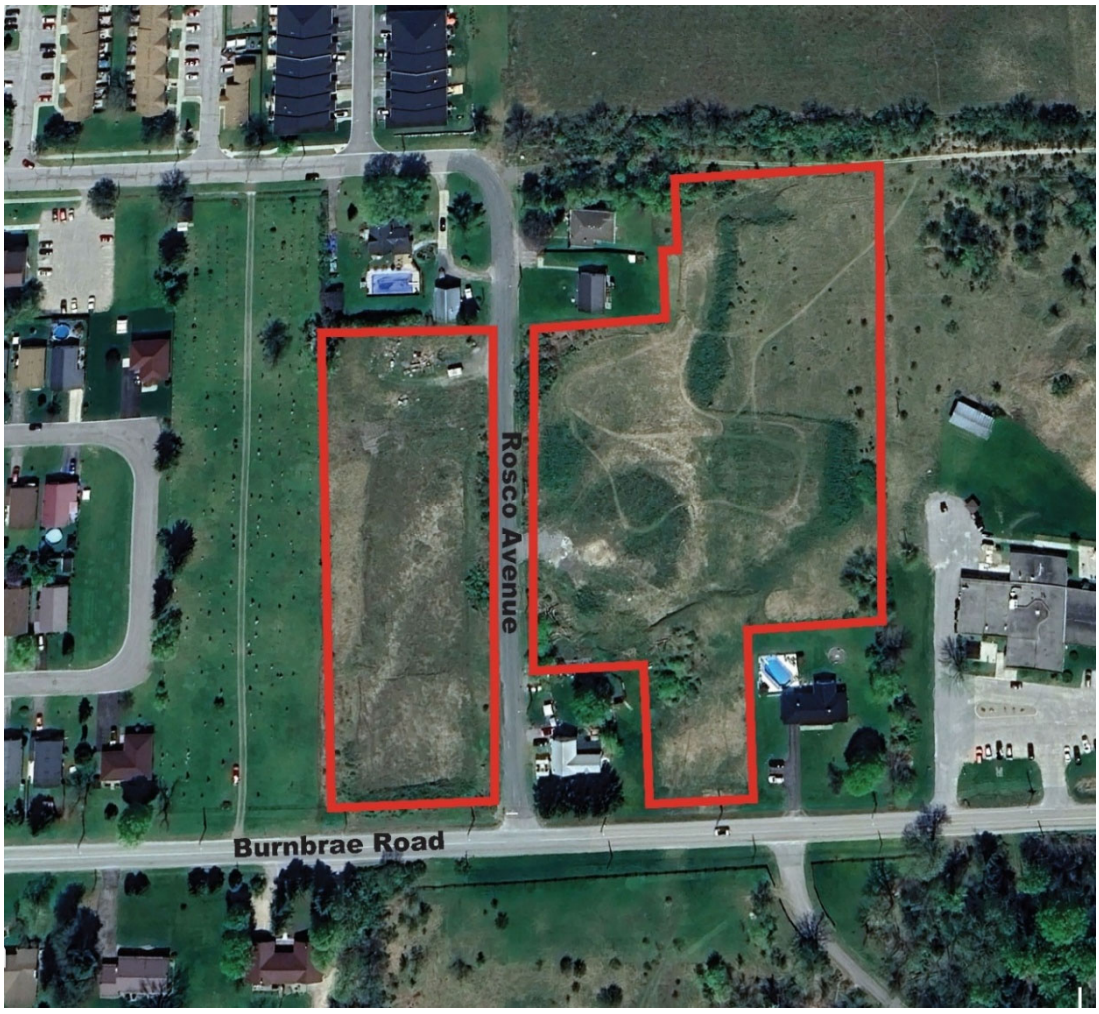


Figure 2: Air Photo of Subject Properties (in red) showing surrounding uses

Site Context:

The subject lands are located in the southeast corner of the Town of Campbellford within a designated settlement area.

As such this development consists of infill development as this area of the municipality is going through a transformation from open fields and vacant lands to full, municipally serviced medium density urban residential development.

The subject properties consist of two (2) relatively large fields with bushes and trees around the perimeter of the sites.

The land slopes from north to south and from west to east with a relatively significant change in grade.

The two (2) sites and surrounding lands are depicted in the photos on the following pages.



Figure 3: Looking west along Burnbrae Road.



Figure 4: Looking east along Burnbrae Road.



Figure 5: Looking north along Rosco Avenue.



Figure 6: Looking north into west property.



Figure 7: Looking northwest into west property.



Figure 8: Looking southwest into west property.



Figure 9: Looking southwest into west property.



Figure 10: Looking east across east property.



Figure 11: Looking northeast across east property.



Figure 12: Looking south across east property.



Figure 13: Looking north towards east property.



Figure 14: Looking west from Dart Cup Road towards east property.



Figure 15: House at northeast corner of Rosco Avenue and Burnbrae Road.



Figure 16: Houses north of east property on east side of Rosco Avenue.



Figure 17: House north of west property on west side of Rosco Avenue



Figure 18: House to the southwest of east property on Burnbrae Road.

2.0 Technical Studies For The Subject Lands

In support of the proposed Plan of Subdivision and concurrent Zoning By-law Amendment applications, the following technical studies have been prepared:

- a Functional Servicing Report - Roscoe Avenue prepared by Jewell Engineering, dated September 2, 2026;
- a Preliminary Stormwater Management Report - Rosco Avenue Subdivision – McDonald Homes - Campbellford, ON prepared by Jewell Engineering, dated August 27, 2026;
- a Traffic Impact Brief - Rosco Ave, Campbellford prepared by Jewell Engineering, dated August 25, 2026;
- a Scoped Environmental Impact Study - 166 Rosco Ave, Campbellford prepared by Jewell Engineering, dated August 6, 2026.

These studies have been submitted to the municipality concurrently with the two applications. However, a brief summary of the studies are outlined below.

2.1 Functional Servicing Report

The Functional Servicing Report (FSR) has been prepared in support of a Preliminary Engineering Review to ensure the sanitary and watermain services are satisfactory to allow the municipality to issue draft plan of subdivision approval.

Water Distribution System

The development must be serviced with a 200mm PVC watermain with connection to be made to Burnbrae Road E will be looped to connect First Avenue with Burnbrae. Jewell reviewed the proposed water network under normal operating, max day, peak hour, and max day + fire flow scenario. The proposed water network satisfies flow and pressure requirements to adequately service the lands. The water treatment plant has sufficient capacity for the proposed development.

Sanitary Sewer System

The subdivision will be serviced with new 200mm proposed sanitary gravity sewers. The development will drain generally from north to south toward a pump station located within the park Block. The sanitary flow will be pumped uphill to structure C447, at the intersection of First/Roscoe, where it will discharge to the gravity sewer on First Street. The treatment plant is expected to have sufficient reserve capacity.

Overall, it was found that there is sufficient water and sewer capacity to support the proposed development.

Preliminary Storm Water Management Brief

The Preliminary Storm Water Management (SWM) Brief has been prepared to demonstrate that the property can be serviced for storm water management purposes in accordance with the Municipality of Trent Hills design criteria and Provincial standards as it relates to ensuring there is enough room on the property for the pond.

Quality Control

Enhanced quality control of the development site is achieved. An area-weighted quality control approach was implemented, as treatment is provided to a much larger catchment than the development. The quality control technologies proposed are OGS units, vegetated filter strips, enhanced grassed swales, and increased topsoil depth.

Quantity Control

Quantity control is achieved as summarized in the table below. Post-development peak flows in the receiving watercourse are restricted to pre-development rates. A storage-infiltration system has been incorporated in the quantity

Event	Pre-Development Peak Flow (cms)				Post-Development Peak Flow (cms)			
	Chicago		SCS Type II		Chicago		SCS Type II	
	2-Hr	4-Hr	12-Hr	24-Hr	2-Hr	4-Hr	12-Hr	24-Hr
2-Yr	0.23	0.31	0.53	0.59	0.23	0.31	0.53	0.59
5-Yr	0.48	0.58	0.91	0.98	0.47	0.58	0.91	0.98
10-Yr	0.68	0.81	1.20	1.27	0.66	0.80	1.20	1.26
25-Yr	0.97	1.12	1.61	1.67	0.94	1.11	1.60	1.66
50-Yr	1.19	1.37	1.92	1.98	1.16	1.36	1.91	1.96
100-Yr	1.44	1.64	2.25	2.30	1.39	1.62	2.23	2.28
Timmins	3.82				3.81			

There are two feasible locations for the quantity control system: within the park block, and underneath the condo parking areas. The location should be finalized in detailed design.

Water Balance

In a best-efforts approach to maintain hydrologic conditions, Jewell Engineering has implemented increased topsoil depth, a storage-infiltration system, and enhanced grassed swales to benefit infiltration.

Conveyance

The site follows a major-minor conveyance system, which will be finalized in detailed design.

The quality and quantity control targets are demonstrated to be achieved.

The preliminary stormwater management plan demonstrates the stormwater management strategy can be implemented within the property constraints and therefore supports the Draft Plan of Subdivision application of the Rosco Avenue Subdivision development.

Traffic Report

Jewell Engineering has prepared this brief to discuss the anticipated impact of 59 single-family dwellings in Campbellford, ON.

The driveways generally achieve minimum spacing and corner clearance requirements. The corner clearance to the south driveway does not achieve TAC guidelines or Trent Hills Zoning Bylaw standards, however, the low-volume driveway

is not expected to generate a significant number of trips, and conflicts are therefore unlikely.

The development is expected to generate 34 AM, 36 PM, and 28 Saturday peak hour trips. Rosco Ave will be urbanized when reconstructed, and a sidewalk will be provided on the east side of Rosco Ave to connect to the existing AT network. No further road upgrades are required to support the proposed development.

Scoped Environmental Impact Study

Jewell Engineering was retained to complete a scoped EIS in support of the proposed development of the lands located on 166 Rosco Ave, Campbellford. The proposed development consists of residential townhomes and bungalow condominiums. The property has no natural features (woodlands, wetlands or ANSI) but rather has been stripped and cleared up to support historical agricultural use. The property has not recently been maintained which has allowed for the establishment of early succession plant species as well as invasive species. No SAR or rare plant species and wildlife were observed on the property. Overall, the property has been deemed to be of low ecological value, and it can be concluded that there will be no negative ecological impacts as a result of the proposed development.

3.0 Provincial Policy Statement

The 2024 Provincial Policy Statement (PPS) came into effect on October 20, 2024 and replaced an earlier version of the PPS. The Planning Act requires that decisions affecting planning matters shall be consistent with the PPS.

This application for an Official Plan Amendment for the subject lands is consistent with the PPS.

Specifically, Policy 2.1 - Planning for People and Homes, subsection 4:

4. *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

    a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
    b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

The proposed draft plan helps provide a mix of housing options and densities and helps the municipality maintain a three-year supply of draft approved lots in a draft approved subdivision.

Policy 2.2 - Housing, subsection 1:

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;

This new subdivision efficiently uses land and infrastructure by providing a range of housing types with increased residential density such as the 4-unit multiple dwellings.

Policy 2.3.1 - General Policies for Settlement Areas, subsection 1:

1. Settlement areas shall be the focus of growth and development.

The subject property is located within the City's main Urban Serviced Area as indicated on Schedule "B" of the Official Plan and is the main settlement area of the municipality.

Policy 3.6 - Sewage, Water and Stormwater, subsections 2 and 8:

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

This planned subdivision will utilize full municipal servicing.

8. Planning for stormwater management shall:

a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;

There will be an on-site stormwater management facility within the proposed subdivision to ensure that stormwater is completely dealt with within the subject lands.

Policy 3.9 Public Spaces, Recreation, Parks, Trails and Open Space, subsection 1:

1. Healthy, active, and inclusive communities should be promoted by:

a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;

This proposed subdivision has been designed to include a park within this development and a sidewalk will be extended along Rosco Avenue from First Street to provide safe pedestrian access. Consequently, the street and public space will be safe and meet the needs of persons of all ages and abilities, including pedestrians and in doing so foster social interaction.

4.0 Section 2 of the Planning Act, RSO 1990, Chapter P.13

In Section 2 of the Planning Act, the Province sets out the Provincial Interests that a municipality in carrying out their responsibilities under the Planning Act, shall have regard to.

These interests are as follows:

(a) the protection of ecological systems, including natural areas, features and functions; **The proposed land use is outside a protected natural area and a scoped environmental study has been provided.**

(b) the protection of the agricultural resources of the Province; **The proposed land use is within a designated settlement area.**

(c) the conservation and management of natural resources and the mineral resource base; **Not Impacted.**

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; **An architectural assessment has been commissioned and will be submitted shortly. No impact.**

(e) the supply, efficient use and conservation of energy and water; **The proposed development is within a designated settlement area where infrastructure is available and growth has been designated and planned for.**

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; **The proposed development is within a designated settlement area where infrastructure is available.**

(g) the minimization of waste; **Not Impacted.**

(h) the orderly development of safe and healthy communities; **The proposed development is within a designated settlement area and in an area assigned for the municipality to grow.**

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; **The design and construction of the proposed dwellings will meet all requirements for accessibility for persons with disabilities.**

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; **Not Impacted.**

(j) the adequate provision of a full range of housing, including affordable housing; **This development will bring 59 additional dwelling units into Campbellford with two (2) building styles that will assist in managing house prices.**

(k) the adequate provision of employment opportunities; **New housing allows for new residents to help the local business community to provide additional customers and possible employees.**

(l) the protection of the financial and economic well-being of the Province and its municipalities; **This proposed development helps support the financial and economic well-being of the municipality by providing a place for people to live and work and pay taxes.**

(m) the co-ordination of planning activities of public bodies; **The proposed development is in general conformity with the municipality's planning documents and policies.**

(n) the resolution of planning conflicts involving public and private interests; **Not Impacted.**

(o) the protection of public health and safety; **Not Impacted.**

(p) the appropriate location of growth and development; **This proposed development is infill development adjacent to existing housing.**

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; **Pedestrian connectivity is being provided through the extension of sidewalks and increased on-site density would help support public transit.**

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; **The development of these two (2) properties will improve the streetscape along Rosco Avenue and create a sense of place especially on the eastern property.**

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. **Design and construction of the proposed new use will meet all requirements for mitigating green house emissions.**

5.0 Section 51(24) of the Planning Act, RSO 1990, Chapter P.13

The Planning Act establishes criteria in Section 51 (24) of the Act that the Municipality of Trent Hills as an approval authority must have regard for when approving a draft plan of subdivision.

Set out below is a review of Section 51(24) with an indication of how the criteria listed there will be met.

Section 51 (24):

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;
Section 2 lists a wide range of interests including the orderly development of safe and healthy communities, the adequate provision of a full range of housing, including affordable housing and the appropriate location of growth and development. This proposal conforms to these interests.

(b) whether the proposed subdivision is premature or in the public interest;
This subdivision is not premature but reflects the ongoing infilling and development of the Town of Campbellford and is in the public interest to provide additional housing.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
This subdivision plan conforms to the Municipality of Trent Hills Official Plan.

(d) the suitability of the land for the purposes for which it is to be subdivided;
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
The proposed plan provides a range of housing types and prices as well as active parkland for this neighbourhood.

(d) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
This subdivision fronts onto, and has one entrance onto a local road that meets the requirements of the traffic that will be generated.

(f) the dimensions and shapes of the proposed lots;
A range of lots and blocks are being proposed and all meet the zoning standards set out in the municipality's Zoning By-law.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
Not applicable, except the subdivision will be constructed in phases.

(h) conservation of natural resources and flood control;
Not applicable.

(i) the adequacy of utilities and municipal services;
All necessary utilities and municipal services are available.

(j) the adequacy of school sites;
Not required.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
One park block and privately owned on-site stormwater management.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
The proposed subdivision has increased density and compact form with an on-site park thus an attempt to increase walkability.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.
Not applicable.

6.0 Northumberland County Official Plan (NCOP)

On December 10, 2012 the Ministry of Municipal Affairs and Housing ('MMAH') advised the County that the Province was amending Ontario Regulation 352/02 under the Planning Act to require upper-tier municipalities that are currently without an Official Plan (such as Northumberland) to adopt one. Subsequently, on March 19th, 2013 the Deputy Minister of MMAH confirmed that the amendments to Regulation 352/02 have been made and the County will be required to adopt an Official Plan by March 31, 2015

The County Official Plan was approved with Modifications by the Ontario Municipal Board on November 23, 2016 and subsequently there were Amendments 1 and 2. The Plan is now consolidated as of March 2, 2026.

As shown on **APPENDIX 3** attached, in Schedule 'A-1' - Settlement Structure, of the NCOP, the subject lands are placed in a Settlement Area.

According to NCOP Section A3.1 URBAN AREAS/RURAL SETTLEMENT AREAS, the settlement areas in the County are divided into urban areas, which consist of the six urban areas that have built boundaries (Brighton, Colborne, **Campbellford**, Hastings, Cobourg and Port Hope) and thirty-nine other settlement areas that are considered to be rural settlement areas.

According to NCOP Section B1 - URBAN AREAS/RURAL SETTLEMENT AREAS, Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

This proposed residential development is located within the defined settlement area of Campbellford.

According to NCOP Section - B6 MINIMUM GREENFIELD DENSITY TARGET,

a) Local municipalities with urban areas shall plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare within new development areas that are adjacent to the existing built-up area.

The proposed residential development has a density of 26 dwellings per hectare which exceeds the goal of NCOP as it is assumed every dwelling has on average 2 residents.

According to NCOP Section - B9 HOUSING POLICIES, subsection B9.1 GOALS,

It is the goal of this Plan to meet the County's current and future housing needs by:

a) Ensuring the provision of an appropriate range and mix of *housing options* and densities to meet the projected needs of current and future residents;
This development proposal provides a complementary form of housing besides single detached and semi-detached dwellings and particularly the dwellings on the east side of Rosco Avenue have greater density.
b) Assisting in the achievement of residential intensification and *affordable* housing by encouraging opportunities for mixed-use *development* in appropriate locations;
This development proposal provides intensification by replacing two (2) vacant fields with fifty-nine (59) dwelling units and a small park. The 4-unit multiple dwellings are an attempt to provide affordable housing.
c) Permitting the *development* of additional residential units in accordance with the Planning Act;
This could be achieved in the nineteen (19) street townhouses proposed for the west side of Rosco Avenue.
d) Encouraging the use of surplus public lands for *affordable* housing only if the site is appropriate for such a use and located where the use would be *compatible* with adjacent uses;
N/A
e) Encouraging the development of seniors housing in the County;
This could be achieved in the forty (40) multiple dwellings proposed for the east side of Rosco Avenue.

f) Encouraging the development of *additional needs* housing in the County;
This could be achieved in the forty (40) multiple dwellings proposed for the east side of Rosco Avenue.
g) Supporting universal physical access and encourage the building industry to incorporate such features in new residential structures;
This development proposal will incorporate all appropriate features to provide universal physical access.
h) Encouraging the *development* and *redevelopment* of lands within *settlement areas* and in appropriate locations at higher densities to maximize the use of *infrastructure*; and,
This development proposal provides infill development on full municipal services.
i) Encouraging the *redevelopment* of brownfield properties and incentives to achieve it.
N/A

According to NCOP Section - 9.3 HOUSING AFFORDABILITY, the County and the local municipalities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents in the County by establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs.
The proposed residential development has a density of 26 dwellings per hectare in a built form which is planned to be affordable to low and moderate income households.

According to NCOP Section - D1.2 GENERAL LAND USE OBJECTIVES FOR URBAN AREAS, the following sections set out general land use objectives for residential, commercial, employment and open space areas within *urban areas* that are shown on Schedule A-2 - Land Use Designations of this Plan. [As shown on **APPENDIX 4** attached.]

According to NCOP Section D1.2.1 Residential Areas,

It is the objective of this Plan to:

a) Maintain and enhance the character and identity of existing residential areas;
This proposed residential development extends the existing urban area around the corner from First Street and down Rosco Avenue and creates an urbanized streetscape.
b) Encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
This proposed residential development provides two distinct housing types and between the street townhouses and the 4-unit multiple

dwellings an attempt is being made to accommodate the wider needs of housing in the community.

c) Promote the efficient use of existing and planned infrastructure and public service facilities by supporting opportunities for various forms of residential intensification, where appropriate;
This proposed residential development utilizes the extension of existing municipal service and provides housing intensification in the form of the housing types being proposed.

d) Encourage increases in density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development;
This proposed residential development provides a degree of housing intensification by providing fifty-nine (59) dwellings on 2.41 hectares of land.

e) Promote a variety of complementary and compatible land uses in residential areas including additional needs housing, community facilities, schools, small-scale commercial uses and recreational open space areas;
This proposed residential development provides a small park.

f) Encourage a high standard of urban design for development and redevelopment;
The dwellings and streetscape in this development will provide a high standard of urban design along Rosco Avenue.

g) Encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive; and,
N/A

h) Implement street designs that provide for pedestrian, cycling and other non-motorized modes of transportation to help create more healthy and complete communities.
The streetscape in this development will provide connectivity to the rest of the community, primarily through an improved road cross-section and a sidewalk to First Street.

This proposed draft Plan of Subdivision and Zoning By-law Amendment is in conformity with the Northumberland County Official Plan and no Official Plan Amendment is required or requested.

7.0 Trent Hills Official Plan

The Municipality of Trent Hills Official Plan (THOP) – August 2025 Office Consolidation was reviewed with regards to policies relevant to the proposed draft Plan of Subdivision and Zoning By-law Amendment.

As shown on **APPENDIX 5** attached, which is an extract from the Campbellford Urban Centre - Land Use Structure - Schedule No.6 of the THOP, the subject lands are

placed in a 'residential' designation' with an additional 'urban greenlands system' overlay on the lands west of Rosco Avenue.

According to THOP Section D1.2.1 Residential

5.2.1 Residential Area Policies

5.2.1.1 Objectives

a) To provide for a range of housing forms in order to meet the varied needs of the present and future residents;
This proposed residential development provides two distinct housing types and between the street townhouses and the 4-unit multiple dwellings an attempt is being made to accommodate the wider needs of housing in the community.
b) To ensure that new development is compatible with existing uses; and,
This proposed residential development extends the existing urban area around the corner from First Street and down Rosco Avenue and creates an urbanized streetscape.
c) To make the most efficient use of municipal services and infrastructure through intensification, infilling and appropriate urban design.
The streetscape in this development will provide connectivity to the rest of the community, primarily through an improved road cross-section and a sidewalk to First Street.

5.2.1.2 Permitted Uses

a) Intensification and redevelopment within the existing Settlement Areas can meet the needs of the population at various stages of their lives. Intensification can be achieved in the following ways:

i) the conversion of single-family dwelling for commercial purposes with residential apartments above the first floor;
N/A
ii) the rezoning of low-density residential properties to permit duplexes, semi-detached, triplex and four-plex housing forms;
N/A
iii) the addition of an accessory apartment within a residential building;
N/A
iv) the conversion of institutional uses to residential apartment units; and
N/A
v) the development or redevelopment of vacant land for higher density residential units.
This development proposal provides intensification by replacing two (2) vacant fields with fifty-nine (59) dwelling units and a small park. The 4-unit multiple dwellings are an attempt to provide affordable housing.

b) Intensification within the Built Boundaries of Campbellford and Hastings to 2031 is based on the following allocation provided by the County of Northumberland Growth Management Strategy:

	Intensification	Greenfield	Total	% Intensification	% Greenfield
Campbellford	290	575	865	36.12%	63.88%

This development proposal provides intensification by replacing two (2) vacant fields with fifty-nine (59) dwelling units and a small park and helps achieve the goal of intensification.

All development within Warkworth is considered to be intensification as there is no built boundary identified for this settlement area.

c) Infill development within established residential neighbourhoods shall be encouraged provided council is satisfied that:

i) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;
The streetscape in this development will provide connectivity to the rest of the community, primarily through an improved road cross-section and a sidewalk to First Street.

ii) new buildings and additions are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
Due to the grade and change of topography of the subject lands, the massing and height of this development will not be an issue.

iii) a suitable transition in lot sizes, building forms and heights is provided from adjacent development;
Due to the grade and change of topography of the subject lands, there will be a noticeable transition from adjacent development.

iv) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;
This is unlikely since there is extraordinarily little vegetation and landscaping that is worth maintaining.

v) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,
A Traffic Brief was submitted in support of this development and no traffic hazards or unacceptable increase in future traffic was indicated.

vi) significant views and vistas which help define a residential neighbourhood are preserved.
As noted, the subject lands slope from west to east and north to south. So there will be no meaningful change to existing views while the new housing will likely have interesting vistas.

c) In areas designated Residential, housing forms may include street, block and stacked townhouses, semi-detached, single-detached, duplexes, three-plexes, four-plexes and apartments. Accessory apartments and accessory dwelling units. Council will consider the preparation of a Municipal Housing Statement in the review of the growth and residential intensification targets for the three Urban Areas.
This policy is met in the form of the street townhouses and multiple dwellings being proposed.

e) Within the Residential designation, a broad range of forms of assisted and special needs housing such as nursing homes and homes for the aged may be permitted.
Not applicable in this development proposal.

f) Uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations, home based businesses, community facilities, places of worship and day care centres may be permitted within the Residential designation.
Not necessarily applicable in this development proposal.

g) Where a group home is permitted, it shall be defined as a single housekeeping unit in a residential dwelling in which individuals live as a family under responsible supervision consistent with the requirements of the resident. A group home can provide permanent accommodation for up to 4 persons, excluding staff and/or receiving family. New group homes locating within the municipality shall generally accommodate the needs of residents of the municipality. Group homes catering to the needs of individuals not resident in Northumberland County, shall be discouraged. Group homes shall be licensed and/or approved for funding under provincial statutes and maintained in compliance with municipal by-laws.
N/A

h) Local commercial uses may be permitted within the residential designation. Local commercial uses include small scale retail uses, convenience stores, service commercial and personal service uses intended to meet the day-to-day needs of the neighbouring residents.
N/A

5.2.1.3 Development Policies

a) Residential developments within the Built-Up areas designated Residential shall be permitted with a minimum density of 30 units per net hectare with a maximum height of 5 storeys above grade. Within Greenfield Areas, residential development may be permitted with a minimum density of 15 units per net hectare, with an average density of 20 to 25 units per net hectare. Approximately 70 percent of the housing within the Greenfield areas shall be low density development.
This development proposal is for 59 dwellings on 2.41 hectares of land which works out to be 24.5 units per net hectare, which is what is required in Greenfield Areas.

b) New housing in the Urban Centres shall include higher density forms of housing including street, block and stacked townhouses, three-plexes, four-plexes and walk-up apartments in order to provide a variety of housing choices.
This proposed residential development provides two distinct housing types and between the street townhouses and the 4-unit multiple dwellings an attempt is being made to accommodate the wider variety of housing in the community.

c) The development of rental housing and other forms of tenure that provide for greater accessibility to affordable housing will be encouraged.
This proposed residential development provides street townhouses and multiple dwellings that will assist in affordability.

d) The creation of an accessory apartment within all single and semi-detached dwellings may be permitted. Prior to the building permit being issued, the following criteria shall be considered:

i) the accessory apartment is smaller than, and accessory to the primary dwelling unit;
ii) the existing outdoor private amenity area is adequate for the amenity and leisure needs of all occupants;
iii) adequate municipal services to accommodate any increased demands resulting from the accessory apartment are provided;
iv) off-street parking is adequate and any new parking shall minimize the loss of outdoor amenity areas or landscaping;
v) any building addition is compatible with the massing, physical orientation, setbacks and height of adjacent buildings; and,
vi) any building addition respects the privacy of adjacent dwelling units and seeks to minimize impacts through location, screening, landscaping and other design measures.

N/A by building type.

e) Council may, in a zoning by-law, provide the following regulations for group homes:

i) a minimum distance between group homes;
ii) a maximum number of group homes per 1500 people; and,
iii) specific locational requirements which shall include such concerns as: accessibility to community services; compatibility with adjacent uses; the character of the neighbourhood; adequate off-street parking; fire regulations; building code compliance; and evidence of adequate services for the group home residents.

N/A

f) Local commercial uses may only be permitted, through appropriate zoning, if they have the following characteristics:

i) a maximum non-residential gross floor area of 1,000 square metres;
ii) maintain the residential character of the area; and,
iii) are located adjacent to the intersection of two public roads.
N/A

g) All development within the Residential designation, except single-detached and semi- detached dwellings, may be subject to Site Plan Control.
It is acknowledged that this development will be subject to site plan control in some degree according to Section 41 of the Planning Act.

According to THOP Section 2.2 GREENLANDS SYSTEM,

The Greenlands System is a composite of natural heritage features and areas. It is a linked, sustainable natural environment system based on the scientific understanding of the terrain, plant, animal and water systems. Natural or human-caused conditions, within the Greenlands System, may pose a threat to public safety.

2.2.2.2 The following elements are components of the Greenlands System:

a) Provincially Significant Wetlands;
b) Provincially Significant Areas of Natural and Scientific Interest (ANSI);
c) Fish Habitat;
d) Habitats of Threatened or Endangered Species;
e) Stream Corridors and Flood Plains;
f) Significant Woodlands, Valleylands and Wildlife Habitat;
g) Locally Significant Wetlands; and,
h) Public Lands such as municipal and provincial parks, and conservation areas. Also included are areas under private ownership having public access.

It is acknowledged by Municipal Staff that there are none of these components of the Greenlands System on, or near the subject lands. Moreover, it would appear that in the past, because of the abutting cemetery, the lands on the west side of Rosco Avenue were mapped for a future park. But this mapping overlay also takes in an older, well maintained dwelling and lands that clearly are not intended to be a park.

This development application is proceeding on the basis that beneath the "overlay" is a residential designation and the Greenlands overlay will be removed at the proper time by the Municipality.

This proposed draft Plan of Subdivision and Zoning By-law Amendment is in conformity with the Trent Hills Official Plan and no Official Plan Amendment is required or requested.

8.0 Zoning By-Law No. 2010-105

The subject property is currently zoned Development - D Zone in Zoning By-law Number 2010-105, as amended, as shown on **APPENDIX 6**.

This current zoning only allows the current use which is vacant fields.

Consequently, this application for a Zoning By-law Amendment has been filed with the Municipality of Trent Hills concurrently with an application for a Draft Plan of Subdivision. In doing so, it is requested that the current zoning of the subdivision lands be changed from the current Development (D) Zone to two (2) site specific special (R2) Zones.

The Zoning Matrix for the proposed residential uses in this development is shown on **APPENDIX 7** attached.

As can been seen, on the west side of Rosco Avenue, the proposed use is for nineteen (19) street townhouses. A specialized R2 Zone is required because of one (1) deficiency in the setback of the most southerly proposed dwelling from the centreline of Burnbrae Road from 17.5 metres to 15.0 metres. This in effect is the exterior side yard setback for this property and not the front yard. All other requirements of the R2 Zone appear to be met.

As for the east side of Rosco Avenue, the proposed use is for forty (40) multiple dwellings in the form of ten (10) 4-unit buildings. This is a fairly unique type of building and we have labeled this residential use as a multiple dwelling. It may be necessary through the review and consultation process to revise how this particular building form is defined.

In using the standard R2 Zone zoning standards, we believe all of the requirements for the multiple dwellings are met as shown on **APPENDIX 7.** However, for the sake of clarity it is thought prudent to add some site-specific zoning regulations to account for the proposed development plan for this block of land. There may be some further refinements to this list as the application is reviewed.

Nevertheless, attached as **APPENDIX 8** is a draft zoning by-law amendment to rezone the subject lands to permit the nineteen (19) street townhouses and (40) multiple dwellings.

9.0 Planning Opinion And Conclusion

In support of an application for a Draft Plan of Subdivision (Plan) and an application for a Zoning By-law Amendment (ZBL) submitted to the Municipality of Trent Hills for two (2) properties located on the either side of Rosco Avenue in the Town of Campbellford, this Planning Justification Report has been prepared on behalf of the property Owner 2003603 Ontario Corporation.

If approved, these two applications will allow for additional residential development within the major defined Settlement Area of the Municipality of Trent Hills on full municipal services. In doing so, this development will assist the municipality in maintaining a supply of land with servicing capacity sufficient to provide at least a three-year supply of residential units suitably zoned in draft approved or registered subdivision plans.

In addition, this proposal helps Trent Hills provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents.

In summary, it is our opinion that these two applications:

- are consistent with the 2024 Provincial Policy Statement;
- assist in achieving the Province's desire to promote and encourage the construction of new housing;
- has regard to the areas of Provincial interest as set out in Section 2 of the Planning Act;
- has regard to the criteria for reviewing a Plan of Subdivision as set out in Section 51(24) of the Planning Act;
- conforms to the general residential land use policies of the County of Northumberland Official Plan;
- conforms to the general residential land use policies of the Municipality of Trent Hills Official Plan;
- is in conformity with the intent of the Trent Hills Zoning By-law 2010-105 and in particular the R2 – Residential Type 2 Zone uses and regulations, and;
- represents good planning.

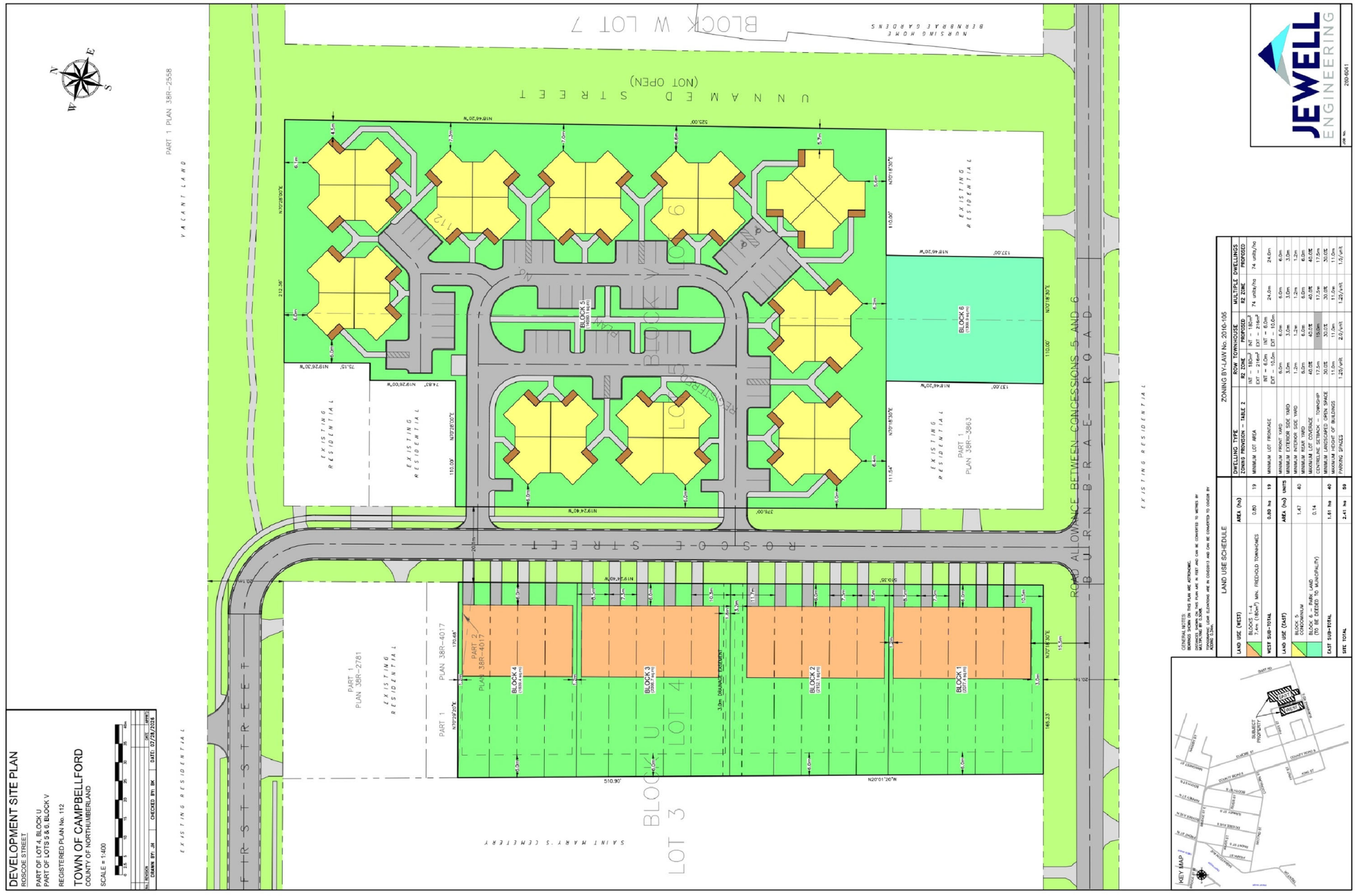
10. Signature of Author

Yours truly,

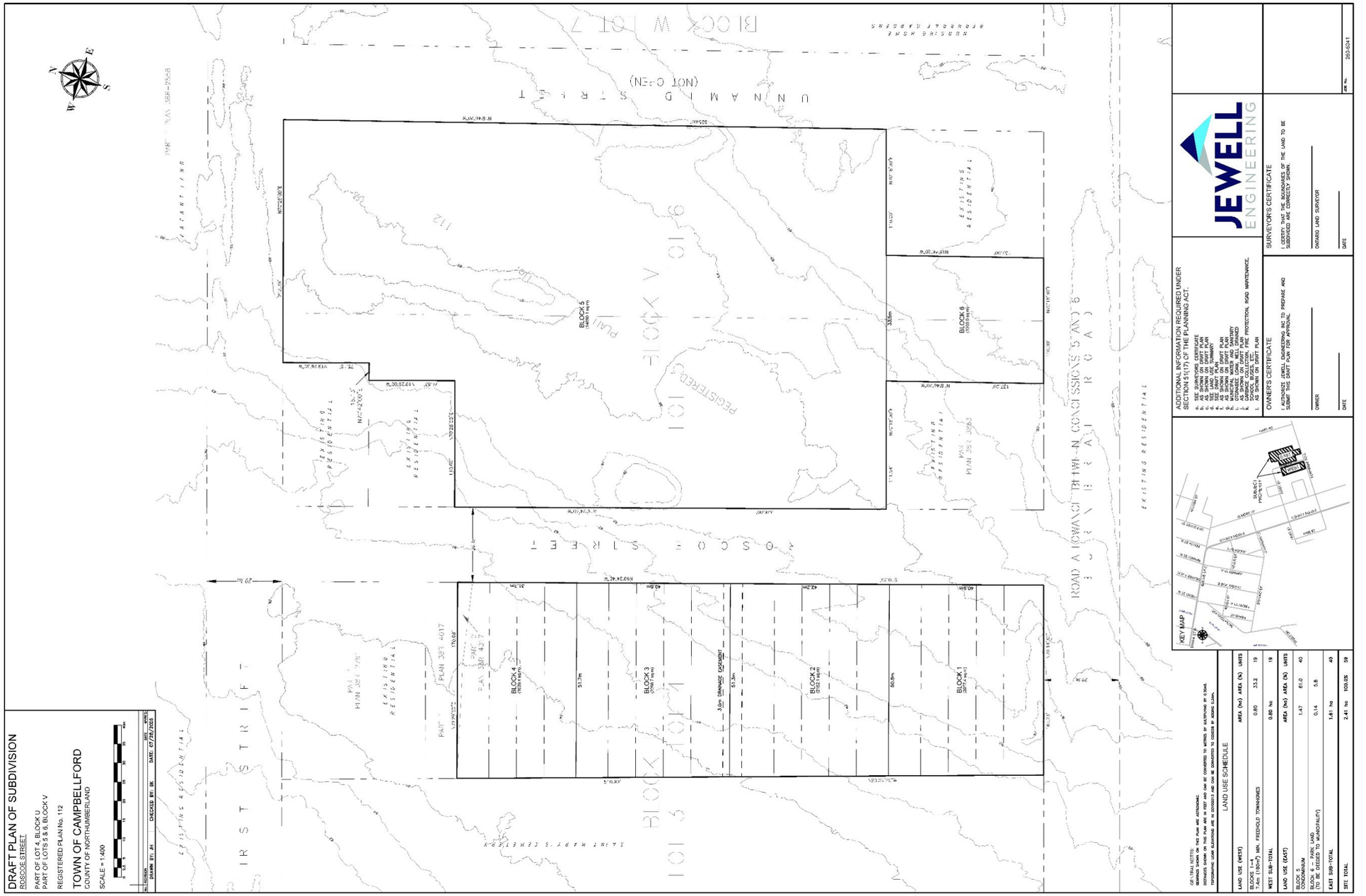
Spencer Hutchison, RPP



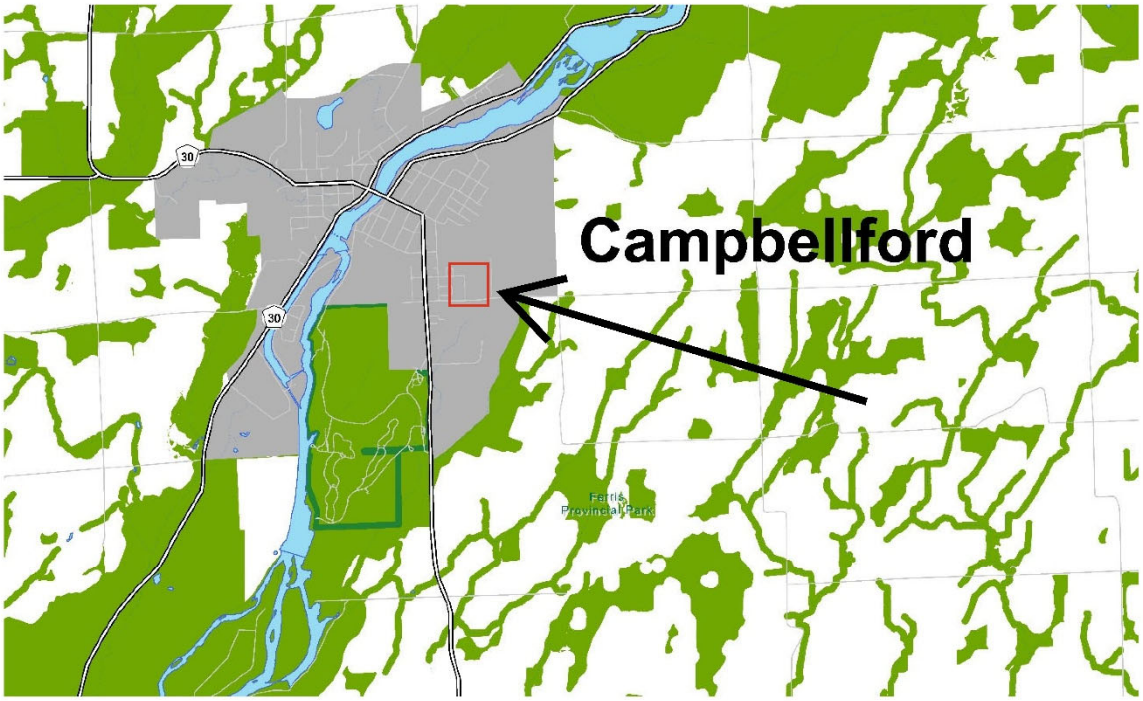
APPENDIX 1: Preliminary Development Site Plan



APPENDIX 2: Draft Plan of Subdivision



APPENDIX 3: Northumberland County Official Plan – Schedule 'A-1' - Settlement Structure



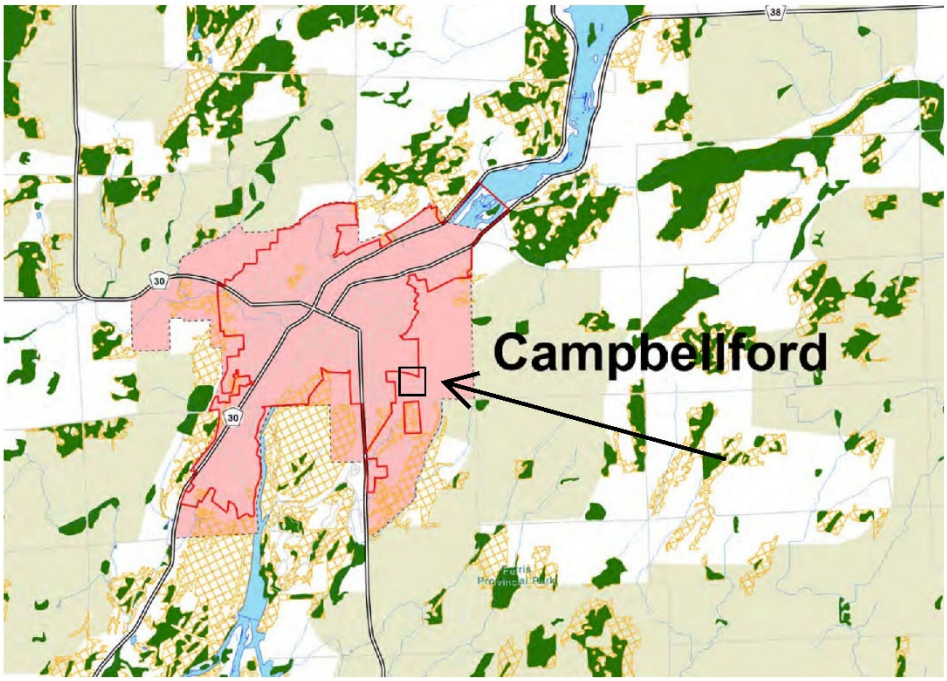
Legend

- Settlement Areas
- Oak Ridges Moraine Boundary
- Natural Heritage System (NHS)

Northumberland county

OFFICIAL PLAN
SCHEDULE A-1
SETTLEMENT STRUCTURE AND NATURAL HERITAGE SYSTEM

APPENDIX 4: Northumberland County Official Plan – Schedule 'A-2' - Land Use Designations



Legend

Land Use Designations

- Urban Area
- Rural Settlement Area
- Major Employment Area
- Agricultural Area
- Rural Area

Northumberland County

OFFICIAL PLAN

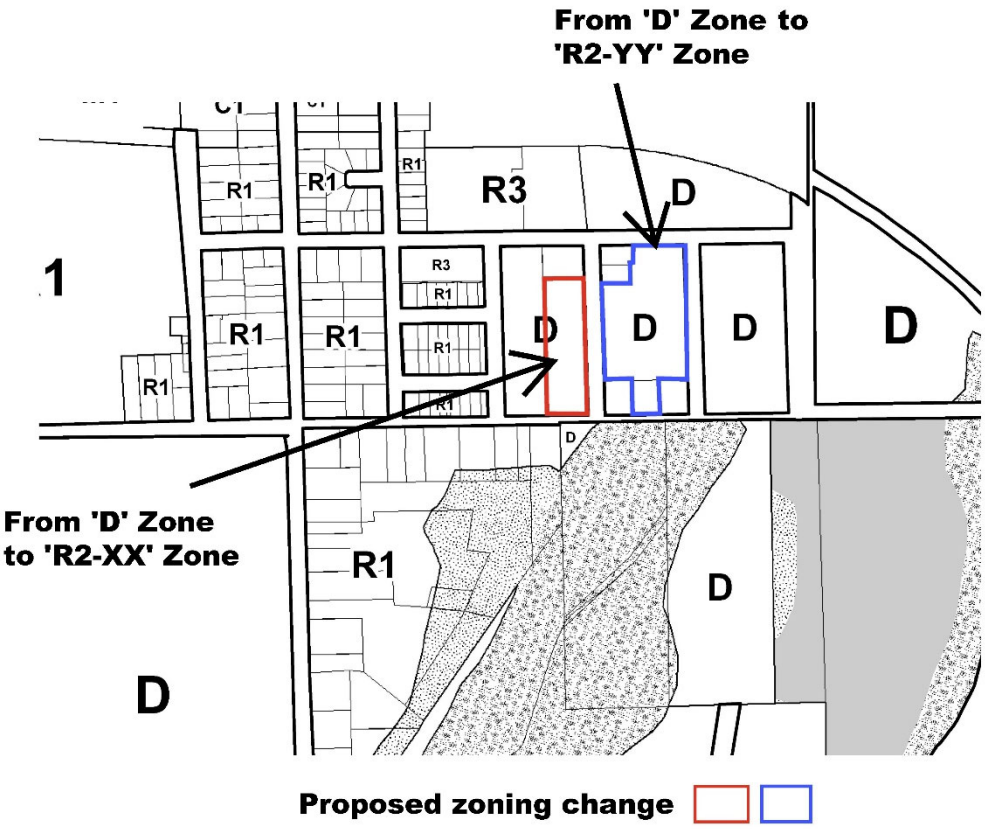
SCHEDULE A-2

LAND USE DESIGNATIONS

APPENDIX 5 Excerpt From Trent Hills Official Plan



APPENDIX 6: Proposed Zoning Change for Subject Lands



Extract from 'Campbellford' Map

APPENDIX 7: Zoning Matrix for Subject Lands

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 – 180m^2 EXT – 216m^2	INT – 180m^2 EXT – 216m^2	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

APPENDIX 8: Proposed Zoning By-law Amendment

The Corporation of the Municipality of Trent Hills

By-law No. 2026-XXX

A By-law to amend the Zoning Provision which applies to land in Part of Lot 4, Block U, Part of Lots 5 & 6, Block V Registered Plan No. 112, Town of Campbellford, Municipality of Trent Hills Zoning By-law Amendment XX/2026

Whereas the Municipality of Trent Hills Zoning By-law 2010-105, as amended, was passed under the authority of a predecessor of Section 34 of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended;

And Whereas the by-law hereinafter set out is in conformity with the general intent of the approved Official Plan in effect in the Municipality of Trent Hills;

And Whereas the Council of The Corporation of the Municipality of Trent Hills conducted a Public Meeting on December xx, 2026, in regard to this application, as required by Section 34(12) of the Planning Act, RSO 1990, Ch. P. 13, as amended;

And Whereas the Council of The Corporation of the Municipality of Trent Hills deems it advisable to amend Zoning By-law No. 2010-105, as otherwise amended, with respect to certain lands described as Part of Lot 4, Block U, Part of Lots 5 & 6, Block V Registered Plan No. 112, Town of Campbellford, and under the provisions of the Planning Act has the authority to do so;

Now Therefore the Council of the Municipality of Trent Hills hereby enacts as follows:

1. That By-law No. 2010-105, as amended, is hereby amended by the addition of the following to subsection 18.7.XX, to Section 18 entitled 'Residential Type 2 (R2) Zone';

   "18.7.XX Residential Type 2 Exception R2-XX, Part of Lot 4, Bock U Registered Plan No. 112

   Notwithstanding any provision of By-law 2010-105, as amended, on the lands within the Residential Type 2 Exception RR-XX Zone, the following special provision shall apply:

   a) Centreline Setback From Burnbrae Road (metres) ..... 15.0 metres

   All other provisions of the R2 Zone and By-law No. 2010-105, as amended, shall apply to the lands zoned "R2-XX".

"18.7.YY Residential Type 2 Exception R2-YY, Part of Lots 5 and 6, Bock V Registered Plan No. 112

Notwithstanding any provision of By-law 2010-105, as amended, on the lands within the Residential Type 2 Exception RR-XX Zone, the following special provision shall apply:

a) A maximum of forty (40) Multiple Dwellings is the only permitted use;
b) All buildings must have a minimum front yard, rear yard and interior side yard setback of 4.0 metres;
c) Minimum lot frontage of 33.0 metres;
d) Minimum distance between buildings shall be 2.0 metres;
e) Minimum distance from building to internal road or driveway shall be 1.5 metres.

Multiple Dwelling: Shall be defined as a dwelling unit in a building containing four or more dwelling units that would not be considered any other type of dwelling unit as defined by this By-law.

All other provisions of the R2 Zone and By-law No. 2010-105, as amended, shall apply to the lands zoned "R2-ZZ".

2. That Map 'Campbellford' of By-law No. 2010-105, as amended, is hereby amended by changing the zone classification thereon from the Development (D) Zone to the Residential Type 2 Exception No. XX (R2-XX) Zone and Residential Type 2 Exception No. YY (R2-YY) Zone in accordance with Schedule 'A' attached hereto.

3. That Schedule 'A' attached hereto forms part of this by-law.

4. This by-law shall come into force and take effect on the final passing thereof pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c. P. 13, as amended.

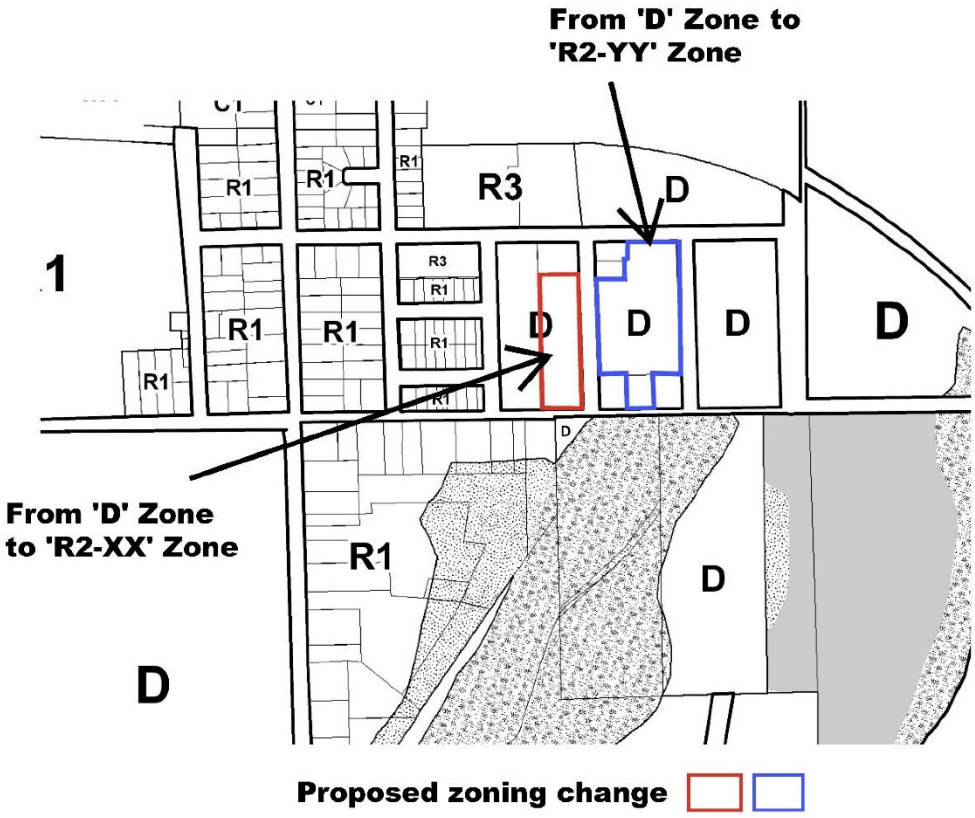
By-law read and passed this xx day of December, 2026.

_____
Robert Crate, Mayor

_____
Jessica Polley, Clerk

Schedule "A"
to By-law No. 2026-xx for
The Corporation of the Municipality of Trent Hills

Rosco Avenue – East & West
Part of Lot 4, Block U, Part of Lots 5 &
6, Block V Registered Plan No. 112,
Town of Campbellford
Roll # 1435 1000 40 136 00 &
1435 1000 40 141 01
Rezoning File xx/2026



Extract from 'Campbellford' Map