MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

August 28, 2026

Cameron Law
Planner
Planning & Development
Municipality of Trent Hills
66 Front Street South,
Campbellford, ON
K0L 1L0

Dear Mr. Law;

RE: TRENT RIVER ROAD & TIMBERLANE DRIVE (SOUTHWEST CORNER)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION
OUR FILE:20153C

On behalf of, Van Ziffle Architects (hereinafter the "Applicant"), we pleased to submit the following materials as part of our submission for an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") application to permit the proposed development of the lands located at the southwest corner of Trent River Road and Timberlane Drive, within the municipality of Trent Hills (hereinafter the "Subject Lands").

In support of the application, please find enclosed digital (PDF) copies of the following:

- Official Plan Amendment Application Form;
- Zoning By-law Amendment Application Form;
- Planning Justification Report, prepared by MHBC Planning, dated August 19, 2026;
  - Appendix A: Draft Official Plan Amendment, prepared by MHBC Planning;
  - Appendix B: Draft Zoning By-law Amendment, prepared by MHBC Planning;
  - Appendix C: Architectural Plans, prepared by Van Ziffle Architects, dated July 2025;
- Survey, prepared by JBF Surveyors, dated May 22, 2024;
- Architectural Package, prepared by Van Ziffle Architects, dated July 2025;
  - Site Plan (A103 – A112); and
  - Perspective View (A113 – A116).
- Hydrogeological Investigation, prepared by Oakridge Environmental Limited, dated, October 11, 2024;
- Hydrogeological Investigation Update Letter, prepared by Oakridge Environmental Limited, dated January 27, 2026;
- Transportation Brief, prepared by Asurza Engineers, dated February 11, 2026; and
- Archaeological Assessment (Stage 1 and 2), prepared by Northeastern Archaeological Associates Ltd, dated July 17, 2026.

PROPOSAL DESCRIPTION

The Owner is seeking to coordinate development across the 8 lots to create a rural residential community on the Subject Lands, comprising three residential units per lot, totalling 21 2-storey single detached units, and one Amenity Building. Each lot will have one primary dwelling and two subordinate Additional Residential Units ("ARU's"). On each lot, a clear hierarchy of built form is established, with the dwelling along the primary frontage being larger in footprint and function, and the two rear ARU's having smaller or subordinate footprints

Each lot will be serviced privately, with the capacity to support three dwellings per lot, as supported by initial Hydrogeological Report, prepared by Oakridge's Environmental Limited (included within submission package).

The Proposal is organized around a series of shared access and circulation elements designed to minimize site disturbance and reinforce a rural development pattern. Vehicular access to each dwelling is provided primarily through shared driveways, with limited individual driveways and curb cuts to reduce hard-surface coverage and maintain a landscape-dominated setting. Driveways lead to integrated garages for each dwelling unit, consolidating vehicular infrastructure and visually minimizing it.

We trust the provision of the above-noted materials will allow you to circulate the OPA and ZBA application for further review and comment. We look forward to continue working with Municipal Staff and all interested stakeholders on this proposed development through the development application process.

If you have any questions regarding this application, please do not hesitate to contact us.

Yours truly,

MHBC



Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner



Shadi Adab, M.Arch., M.U.P., MCIP, RPP
Associate



Bella Mian, BURPI
Planner

cc. Van Ziffle Architects