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, December 1, 2026
Time:	6:00 p.m.
Applications(s)	Zoning By-law Amendment Application C18/2026
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 Zoning By-Law Amendment to amend the Municipality of Trent Hills Zoning By-law 2010-105, under Section 34 of The Planning Act, R.S.O. 1990, C. p. 13.

Description of the Proposal:

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the lands proposed for development as part of a Plan of Subdivision from the Development (D) Zone to two site-specific Medium Density Residential Exception Zones, being R2-TH-110 and R2-TH-111.

The lands located on the west side of Rosco Avenue are proposed to be rezoned to the Medium Density Residential Exception (R2-TH-110) Zone to permit the development of nineteen (19) street townhouse dwelling units. The site-specific exception is required to reduce the minimum setback from the centreline of Burnbrae Road for the most southerly proposed dwelling from 17.5 metres to 15.0 metres. This setback functions as the exterior side yard setback for the dwelling rather than a front yard setback. All other provisions of the R2 Zone are proposed to be satisfied.

The lands located on the east side of Rosco Avenue are proposed to be rezoned to the Medium Density Residential Exception (R2-TH-111) Zone to permit the proposed development and recognize the following site-specific zoning provisions subject to further Planning Department review as well as feedback received at the Public Meeting:

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 requirements of the Medium-Density Residential (R2) Zone are proposed to be met.

Zoning By-law Amendment Application C18/2026
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Geographic Town of Campbellford

This application is being submitted concurrently with Plan of Subdivision Application SB01/2026.

Planning Act:

The subject application appears to be complete and satisfies the requirements of Section 34 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, 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.

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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.

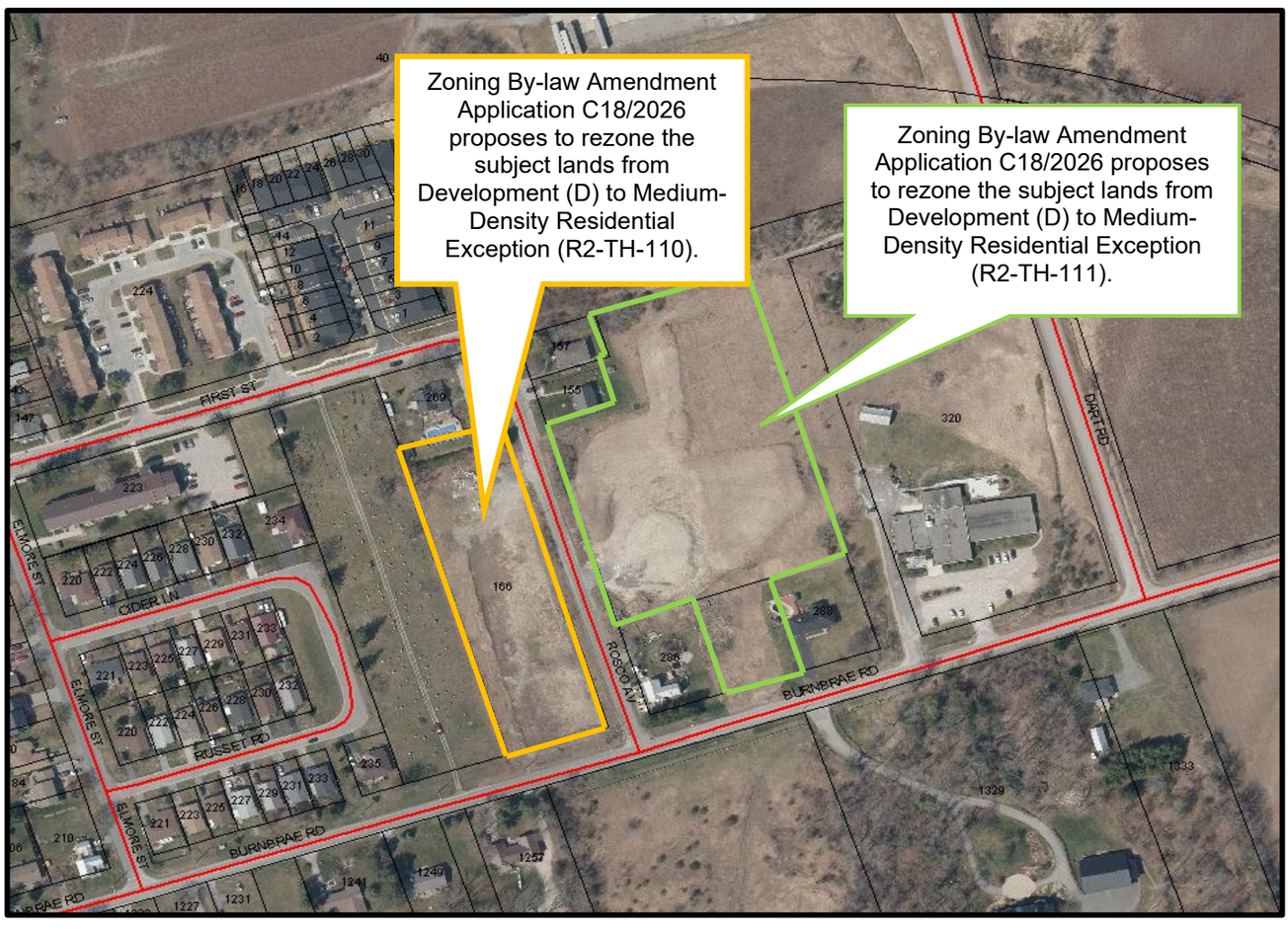
More Information:

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.

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Municipality of Trent Hills
P.O. Box 1030, 66 Front Street South
Campbellford, Ontario

Website: trenthills.ca
Telephone: (705)-653-1900
Fax: (705)-653-5203

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