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 C19/2026
Agent / Owner:	Van Ziffle Architects (Eric Van Ziffle) / Everlight Enterprises Inc. / MHBC Planning Limited
Civic Address:	Timberlane Drive Municipality of Trent Hills
Legal Description:	Concession 14, Part Lot 10, Lots 1 to 8 on Registered Plan 606 Geographic Township of Seymour
Roll Number:	14 35 134 100 17428 0000 (Lot 1) 14 35 134 100 17402 0000 (Lot 2) 14 35 134 100 17403 0000 (Lot 3) 14 35 134 100 17404 0000 (Lot 4) 14 35 134 100 17405 0000 (Lot 5) 14 35 134 100 17406 0000 (Lot 6) 14 35 134 100 17407 0000 (Lot 7) 14 35 134 100 17408 0000 (Lot 8)

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 apply for an exception zone to the current Rural Residential (RR) Zoning for the proposed development, along with a subsequent Official Plan Amendment.

The applicant is seeking to coordinate development across eight (8) existing lots of record, to create a rural residential community. The proposed development would be comprised of three (3) residential units per lot (totalling twenty-one (21)), two-storey single detached units and one (1) Amenity Building. Each lot would have one (1) primary residential dwelling, and two (2) subordinate additional residential units (ARU's), serviced by private well(s) and private septic system(s).

The proposed development is organized around a series of shared access and circulation elements, with vehicular access to each dwelling being provided primarily through shared driveways.

The applicant is proposing the following exceptions to the Rural Residential (RR) Zoning requirements as set out below:

- Permit a maximum of three (3) separate residential dwelling houses / three (3) separate dwelling units on each lot, consisting of one principal dwelling and two additional residential units (additional dwelling units / ADU's);
- Permit a Private Community Centre as an accessory use to the residential development;

- Require access to each lot to be provided by a shared driveway secured through registered easements or a common element condominium;
- Apply a Holding (“H”) provision to ensure that adequate private water and wastewater servicing, shared access arrangements, and an approved Architectural Control Manual are secured prior to any development proceeding.

The applicant is requesting the implementation of a Holding (H) provision as part of the proposed rezoning to ensure that no development occurs on the subject lands until all the following requirements are met / satisfied:

- Adequate private water and wastewater servicing is confirmed;
- Shared access arrangements are secured;
- An Architectural Control Manual is approved; and
- Architectural clearance is required prior to building permit issuance.

The Holding (H) provision is a mechanism that serves as a planning tool that allows Council to maintain control over the timing of development, ensuring that key technical matters including but not limited to environmental, servicing, transportation, or other site-specific concerns are adequately addressed before construction can begin.

Once all the above are met / satisfied and deemed satisfactory by municipal staff and Council, a by-law may be passed to lift the Holding provision. At that point, the development would be permitted to proceed in accordance with the approved zoning regulations.

Specifically, the subject lands would be rezoned from the existing Rural Residential (RR) Zone to the Rural Residential Holding Exception TH-105-## (RR-H-TH-105-###) Zone.

The following studies have been submitted in conjunction with the Zoning By-law Amendment Application and Official Plan Amendment Application:

- Planning Justification Report, prepared by MHBC Planning (August 19, 2026);
- Hydrogeological Investigation, prepared by Oakridge Environmental Limited (October 11, 2024);
- Hydrogeological Investigation Update Letter, prepared by Oakridge Environmental Limited (January 27, 2026);
- Stage 1 and 2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd. (July 17, 2026); and
- Traffic Brief, prepared by Asurza Engineers Ltd. (February 11, 2026).

This application is being submitted concurrently with Official Plan Amendment Application OPA02/2026.

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.

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.

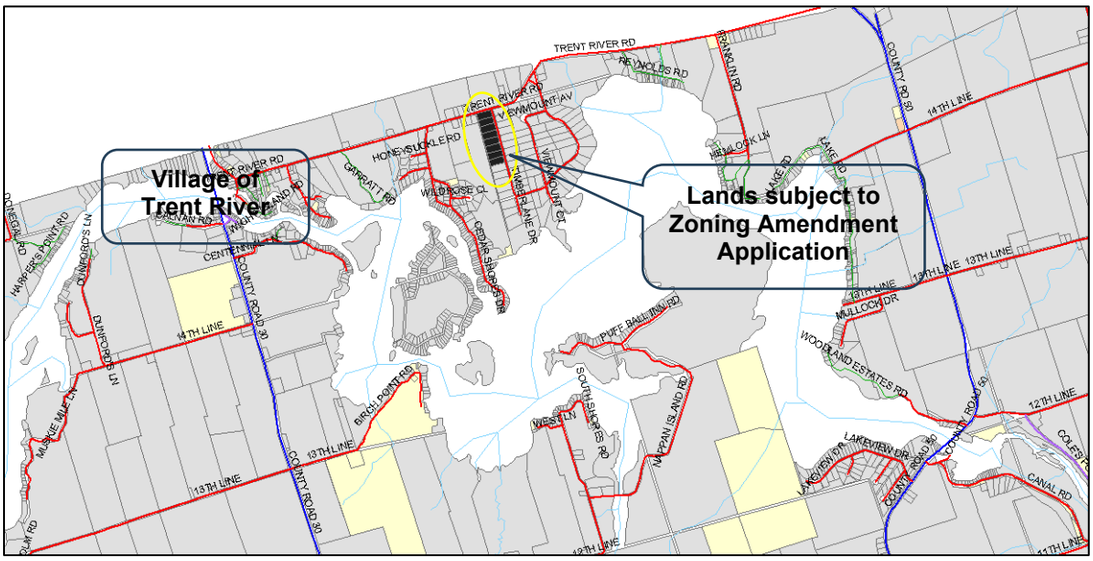
Dated at the Municipality of Trent Hills this Tuesday, November 10, 2026.

Zoning By-law Amendment Application C19/2026
Van Ziffle Architects (Eric Van Ziffle) / Everlight Enterprises Inc. / MHBC Planning Limited
Timberlane Drive
Concession 14, Part Lot 10, Lots 1 to 8 on Registered Plan 606
Geographic Township of Seymour



Figure 1 - Location Map

Subject Lands



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