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.
Application(s):	Official Plan Amendment Application OPA02/2026
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 Official Plan Amendment, under Sections 22 of the Planning Act 1990.

The Official Plan Amendment application proposes to redesignate lands from within the Rural Policy Area to Site Specific Policy within the Trent Hills Official Plan.

The purpose of the proposed Official Plan Amendment is to permit a site-specific form of residential development with the Rural Policy Area that allows for additional residential units in a controlled manner, while ensuring that the rural character, landscape dominance, and low-density character of the area are maintained.

The proposed Amendment permits limited additional residential units within separate, subordinate residential buildings, together with a private community centre, and establishes clear criteria to guide implementation and built-form control.

The purpose of the amendment is to add a Section to the Rural Policy Area, being a Site Specific Rural Policy Area (R-XX).

Notwithstanding any other policy of this Plan, development on the subject lands may proceed in accordance with the following:

a) Residential Units:

- A maximum of three (3) residential units per lot shall be permitted.
- Of the three (3) permitted units:
    - One (1) unit shall be the primary residential dwelling;

- Up to two (2) units may be permitted as Additional Residential Units (ARU's) located within separate residential buildings, provided that:
    i. Each ARU is clearly subordinate in size, height, and massing to the primary residential dwelling; and
    ii. The overall development maintains a low-density, rural character.

b) Private Community Centre:

A Private Community Centre is permitted as an accessory to the Residential Units, subject to compliance with applicable zoning and servicing regulations.

c) Access:

Vehicular access shall be provided by means of shared access driveways, secured through easements or common-element condominium, to the satisfaction of the Municipality of Trent Hills.

d) Water and Wastewater Servicing:

A servicing study shall be provided, demonstrating that each residential lot can be adequately serviced with private water supply and wastewater systems, to the satisfaction of the Municipality of Trent Hills and applicable authorities.

e) Architectural Control:

An Architectural Control Manual shall be prepared and approved by the Municipality of Trent Hills, to establish:

- Building siting and massing parameters;
- Architectural character and materials; and
- Design principles reflective of the rural vernacular.

f) Architectural Clearance:

Architectural clearance by the Control Architect shall be required prior to the issuance of any building permit(s) to ensure conformity with the approved Architectural Control Manual.

This application is being submitted concurrently with Zoning By-law Amendment Application C19/2026. Implementation of the proposed Official Plan Amendment shall only be implemented through:

- A site-specific Zoning By-law Amendment, including the application of a Holding (H) symbol, which shall not be removed until:
    - Shared access arrangements are secured;
    - Adequate water and wastewater servicing is confirmed; and
    - The Architectural Control Manual is approved and the architectural clearance process is established.

Purpose of the Public Meeting:

The Public Meeting 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 Meeting 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.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Trent Hills to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Trent Hills before the subject application is passed, the person or public body is **not** entitled to appeal the decision and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

Attending in-person:

The Public Meeting 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 Meetings 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 Meetings 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 Meeting 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 Meeting.

How to submit comments after a meeting:

You may submit comments following the Public Meeting, 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 on the proposed zoning by-law amendment, 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.

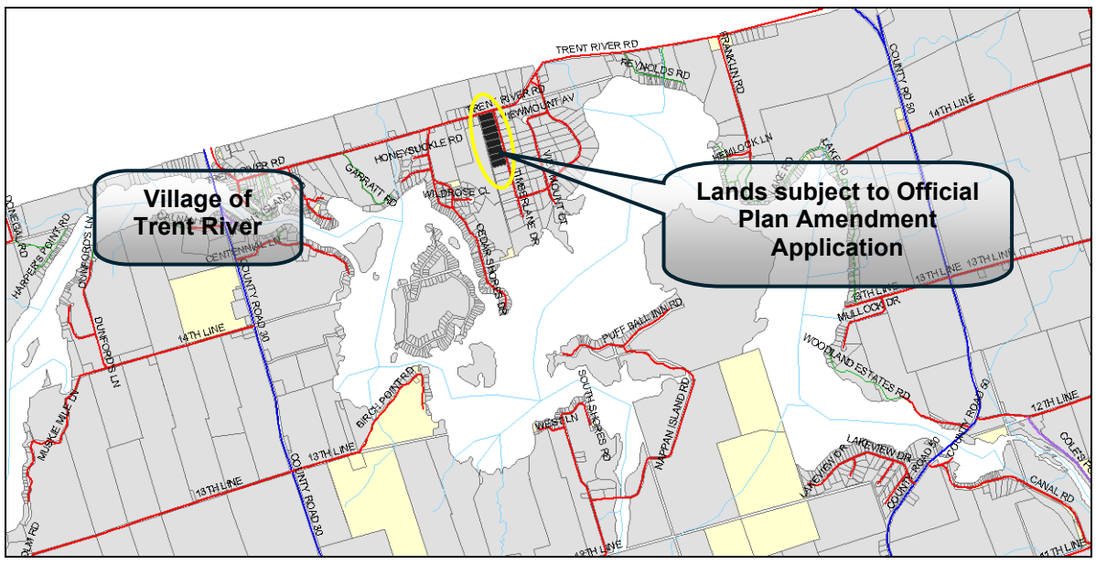
Dated at the Municipality of Trent Hills this Tuesday, November 10, 2026.

Official Plan Amendment Application OPA02/2026
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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