PLANNING JUSTIFICATION REPORT

PREPARED FOR:

Official Plan and Zoning By-Law Amendment
Van Ziffle Architects
The southwest corner of Trent River and Timberline Drive

File no. 20153C

19, August 2026

Your Vision

Designed | Planned | Realized

MHBC - MacNaughton Hermsen Britton Clarkson Planning Limited
230-7050 Weston Road Woodbridge, ON L4L 8G7
T: 905 761 5588
F: 905 761 5589
www.mhbcplan.com

MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Contents

1.0 Introduction 3
1.1 Purpose of the Application 3
1.2 Subject Lands and Surrounding Area 4
1.3 The Proposed Development 8
1.4 The Application 14
1.5 Supporting Reports & Plans 15
2.0 Policy Analysis 16
2.1 The Planning Act 16
2.2 Provincial Planning Statement, 2024 17
2.3 Northumberland County Official Plan (County OP) 22
2.4 Municipality of Trent Hills Official Plan (Municipality OP) 27
2.5 Trent Hill Zoning By-law 2010-105 31
2.6 Rationale For The Proposed Amendments 34
3.0 Summary and Conclusions 35

Appendices

Appendix A: Official Plan Amendment.....After page 37
Appendix B: Zoning By-law Amendment.....After page 38
Appendix C: Architecture Package.....After page 39

1.0 Introduction

1.1 Purpose of the Application

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") has been retained by Van Ziffle Architects (hereinafter referred to as "the Applicant") to provide planning justification to support a local Official Plan Amendment and a Zoning bylaw Amendment (the "Applications") for the lands located at the southwest corner of Trent River and Timberline Drive, in Trent Hills in the County of Northumberland (hereinafter the "Subject Lands").

The Owner is seeking coordinated redevelopment of the Subject Lands to facilitate the development of 7 residential dwellings, each with 2 Accessory Dwelling Units (ARU), for a total of 21 units, and a common amenity building ("the Proposal"). Additional details on the Proposal can be found in **Section 1.3**.

This Report will demonstrate that the Proposal is consistent with the Provincial Planning Statement and conforms to the policies of the County of Northumberland Official Plan (2016) and Municipality of Trent Hills (except as proposed to be amended).

1.2 Subject Lands and Surrounding Area

1.2.1 Subject Lands

The Subject Lands are located at the southwest corner of Trent River Road and Timberlane Drive. The Subject Lands comprise eight legally existing lots created through a plan of subdivision with a combined area of 64,873.5 square metres (6.48 hectares). The lands have approximately 488 metres of frontage along Timberlane Drive and 133 metres along Trent River Road. The lots are generally uniform in size and have approximately the same frontage (Approx. 61 metres). Each lot has an area of approximately 8,112 square metres. Currently, the Subject Lands are vacant with grass, shrubs and trees (**Figure 1**).



Figure 1 - Location Map

Subject Lands

1.2.2 Surrounding Area

The surrounding uses include, but are not limited to:

North: To the north of the Subject Lands exists a single-detached residential property which backs onto a greater forested area extending northwards, past Johnston Excavating & Concrete and past Highway 7. The settlement area of Havelock is found further north.

East: Directly east of the Subject Lands are vacant lands with grass, shrubs and trees. There are single-detached dwellings located further east with access to Glentula Bay and Burnt Point Bay. Red Setter Resort is found along Glentula Bay, providing camping sites and cottages.

South: Vacant lands contained with grass, shrubs and trees extending southward towards Burnt Point Bay, with cottages along Cedarshore Drive.

West: Vacant lands continue westwardly, with cottages along Cedarshore Drive that front Burnt Point Bay. Bay.

As shown in **Figure 2**, the Subject Lands are located within an 800 m radius of some recreational and community services and facilities.



Image 1: View northwest of the Subject Lands along Trent River Road, facing east.



Image 2: View northeast of the Subject Lands along Trent River Road, facing west.



Image 3: View east of the Subject Lands along Timberland Drive, facing west.



Image 4: View southeast of the Subject Lands along Timberland Drive, facing northwest.

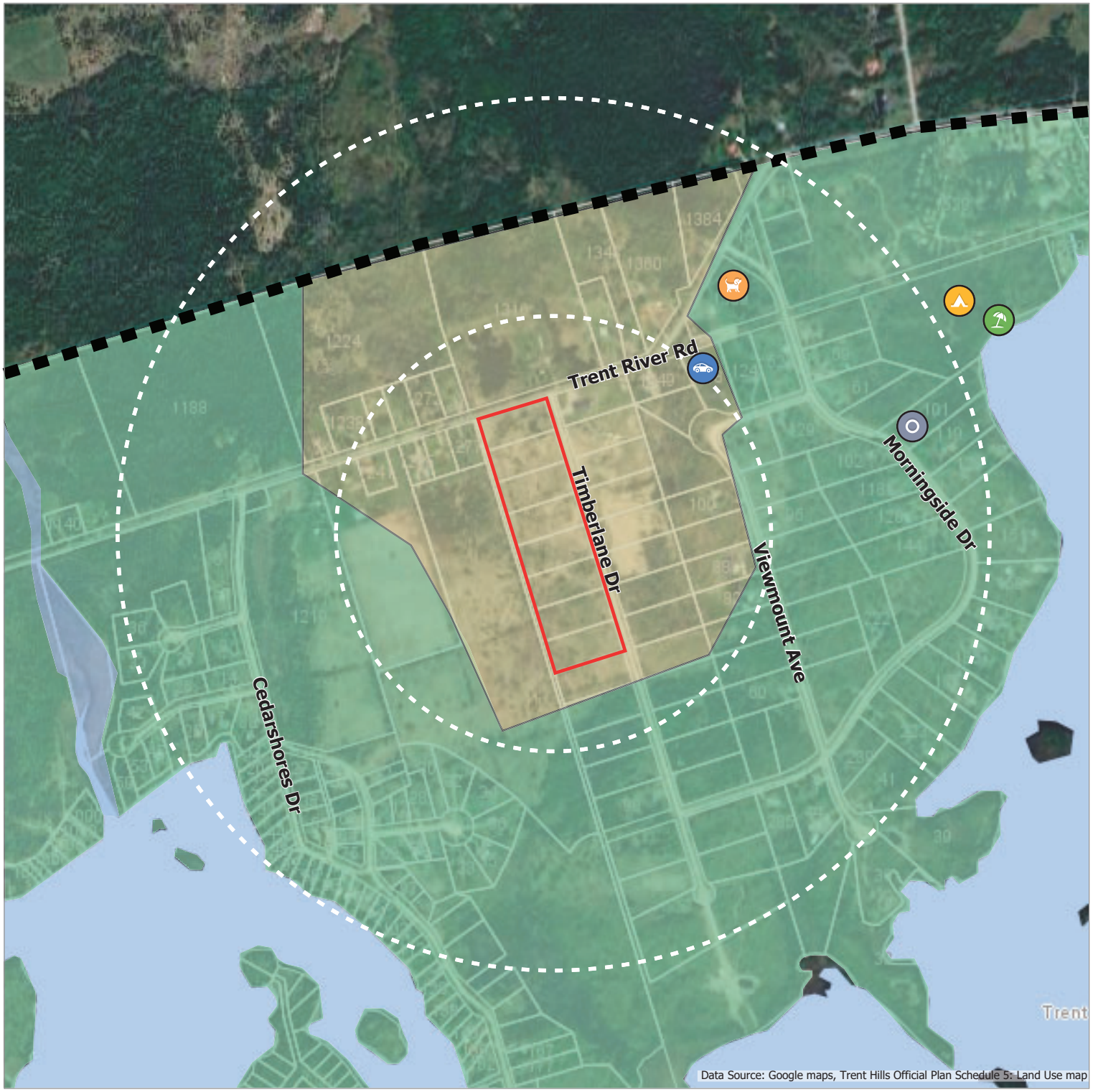


Figure 2 - Surrounding Context Map

- Subject Lands
- Rural Policy Area
- Greenlands System
- Dog Training
- Campground
- Taxi Service
- Swimmable Lake
- Retreat Centre

1.3 The Proposed Development

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, **Figure 3.** As noted previously, each lot will have a primary dwelling and two subordinate ARU's. The lots were created by a previously approved plan of subdivision in the 1980s, but encountered financial difficulties, and little work was done beyond the construction of the road. A Hydrogeological Report has been completed as part of the initial draft subdivision plan, supporting the development of three dwelling units per lot with private servicing on the current lots size. There are some trace elements of construction on the northernmost lot, but otherwise, the subject lands have been vacant since their creation.

The current Proposal would be a cooperative ownership community, and all owners will share collective management of the entire Subject Lands. Unit breakdowns are as shown in **Table 1.**

Table 1: Lot 1 – 8 Unit Breakdown

	Use	**Area sq.m.**	**Coverage sq.m.**	**Hardscape sq.m.**	**Softscape sq.m.**
Lot 1	3 Residential units	8,112	716	1,110	6,286
Lot 2	3 Residential units	8,112	703	852	6,557
Lot 3	3 Residential units	8,112.5	716	874.5	6,522
Lot 4	3 Residential units	8,112	703	898.5	6,510.5
Lot 5	3 Residential units	8,112	716	841	6555
Lot 6	3 Residential units	8086.5	703	829.5	6554
Lot 7	3 Residential units	8112	716	850	6546
Lot 8	1 Amenity Building	8,114.5	468	620.5	7,026

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 every effort made to limit the number of 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.

A network of pedestrian pathways, including gently curving alignments, provides access to individual building entrances, connections between lots, and internal circulation throughout the site. A primary pedestrian route designed as a private trail runs along the western edge of the Subject Lands and extends to the southerly lot, where the common amenity building is located. Buildings are carefully spaced and sited both within each lot and in relation to adjacent lots to preserve existing trees, maintain generous separation distances, and create a cohesive site layout that reflects the rural context. Where tree removal is unavoidable, additional native trees and vegetation will be proposed to reinforce the rural landscape character, enhance long-term canopy coverage and achieve privacy for residents (**Figure 4**).

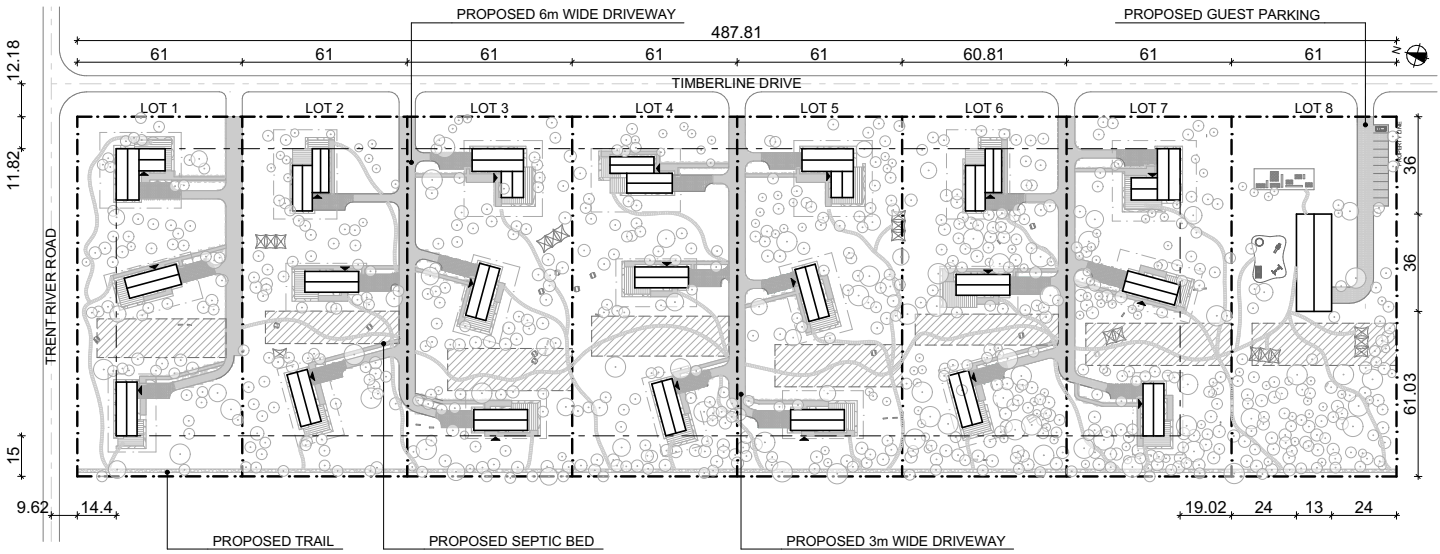


Figure 3 - Site Plan prepared by Van Ziffle Architects

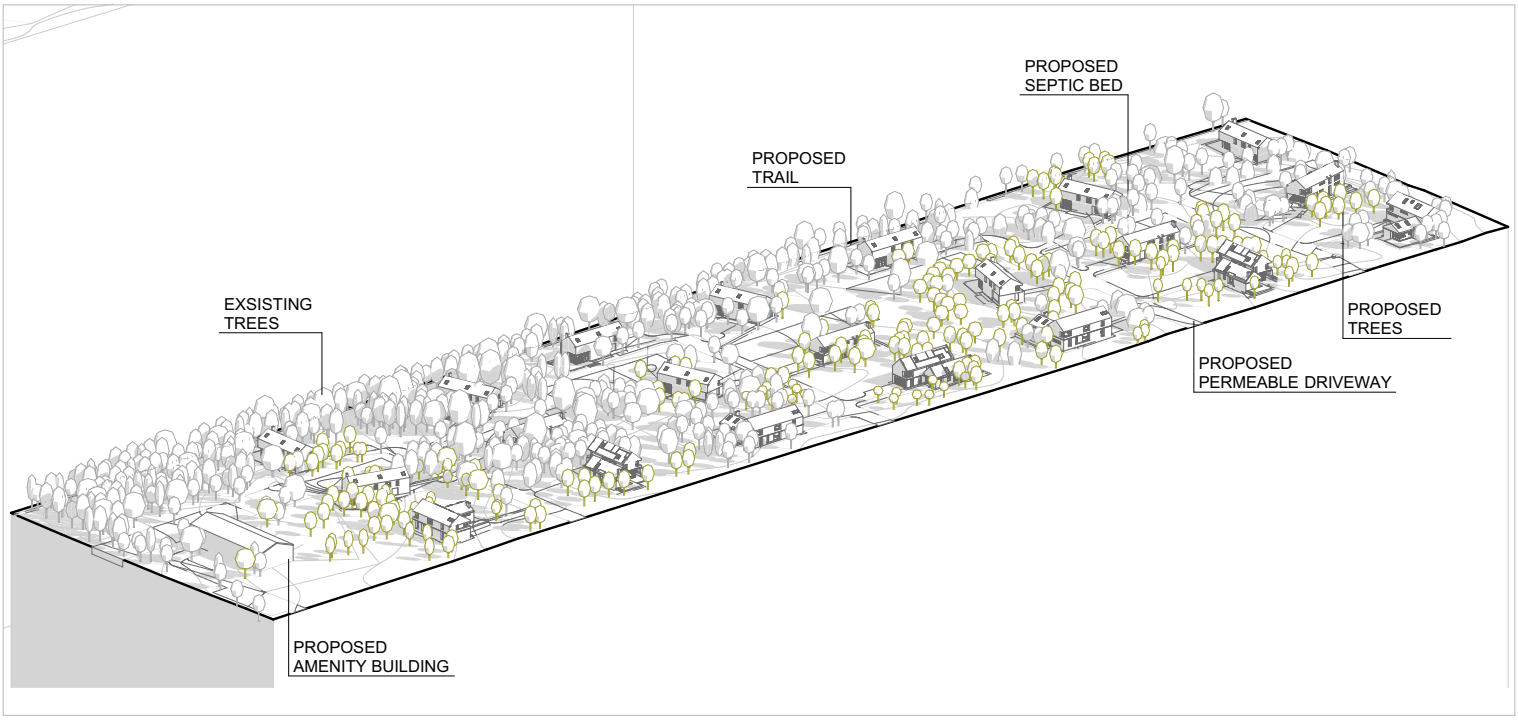


Figure 4 - Axonometric Scheme prepared by Van Ziffle Architects

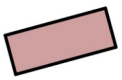
Z:\20153\C - Trent River Road and Timberland Drive, Campbellford\6 - Tech Production\2-Working Files\PJR Figures\3-Ai

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 (Table 2). This graduated scale reflects traditional rural residential patterns, where a principal farmhouse is complemented by smaller ancillary buildings, and further reduces the visual impact of development when viewed from public vantage points (**Figure 5**).

The southerly lot accommodates a shared amenity building, along with a playground and community garden, which together function as a focal point for community interaction. Each lot is serviced by its own septic system, ensuring that servicing remains site-specific and appropriate for the rural setting. The amenity building and associated shared outdoor spaces are intended exclusively for use by residents of the development and will be maintained collectively, serving as common elements of the community (**Figure 6 and 7**).

The architectural expression of the buildings draws from rural and agricultural precedents, incorporating modern farmhouse, barn, and ancillary outbuilding typologies to reinforce compatibility with the surrounding landscape **(Figure 8 and 9)**. Given the interconnected pedestrian network and shared amenity spaces, easements will be required across the individual properties to secure access between lots and to the Common Amenity Building. Should any communal servicing components be required in addition to private systems, corresponding easements would also be established to ensure long-term functionality and maintenance.

Table 2: Unit Size by Unit Type

UNIT TYPE	GROUND FLOOR	GFA (excl. garage)	GFA (incl. garage)
TYPE A 	218.05 (coverage)	299.63	352.9
TYPE B 	230.15 (coverage)	324.94	368.74
TYPE C 	146.55 (coverage)	244.28	283.18

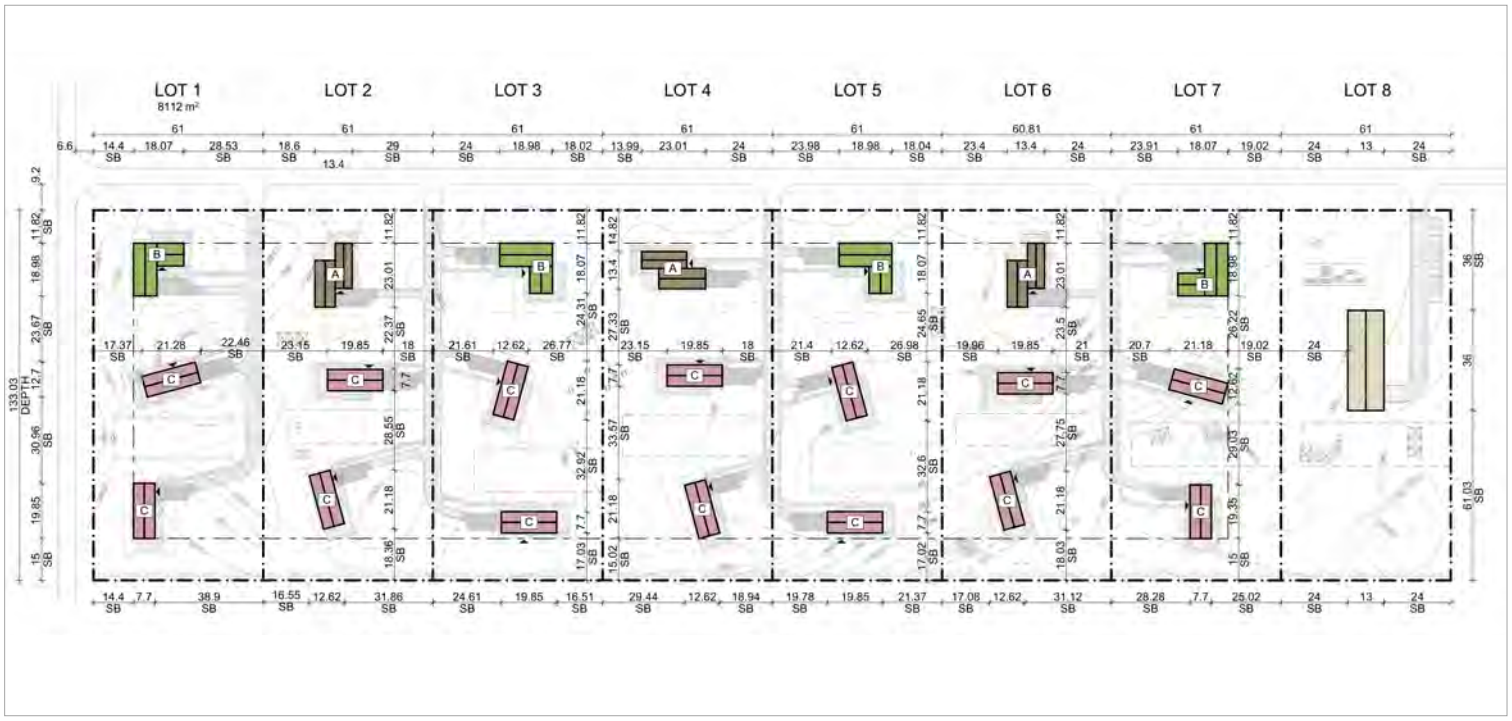


Figure 5 - Site Plan prepared by Van Ziffle Architects

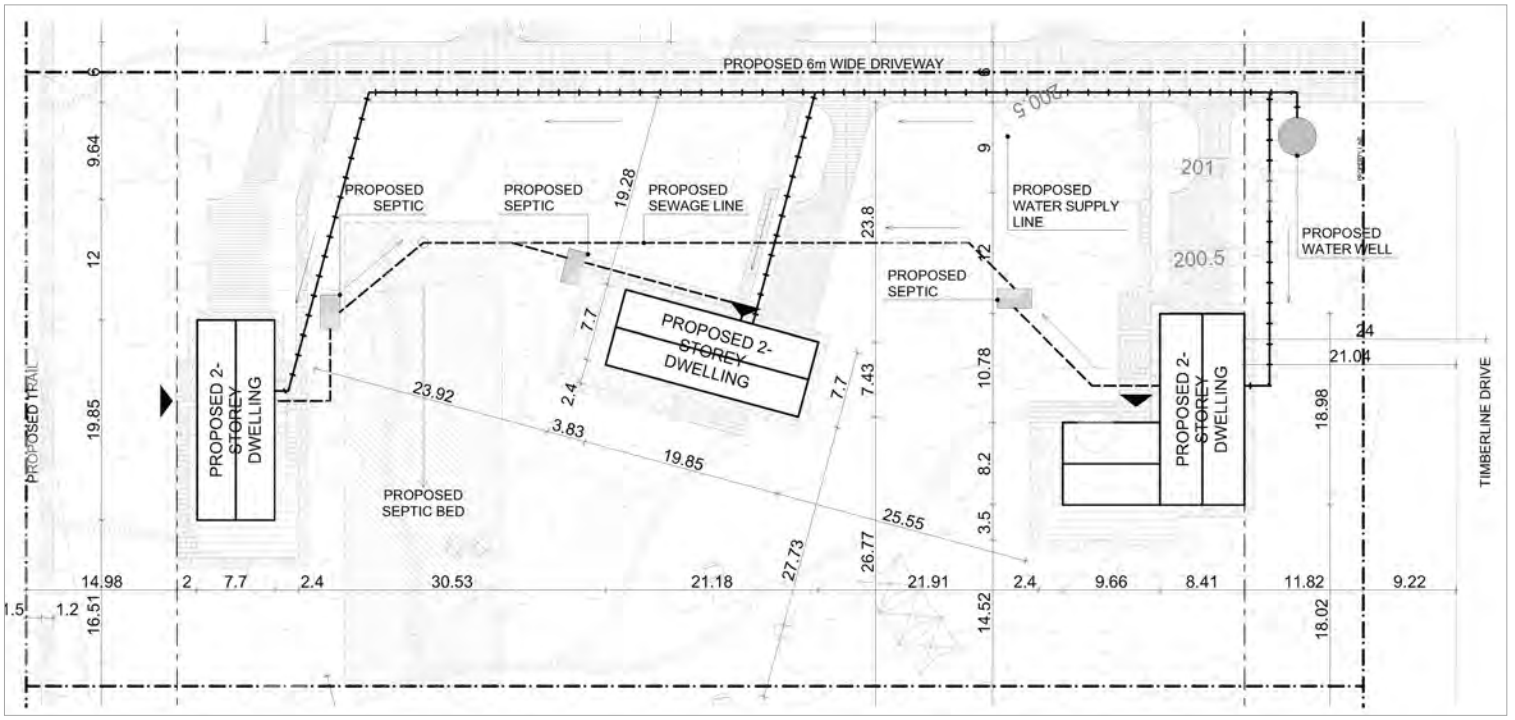


Figure 6 - Site Plan Lot 3 prepared by Van Ziffle Architects

Z:\20153\C - Trent River Road and Timberland Drive, Campbellford\6 - Tech Production\2-Working Files\PJR Figures\3-Ai

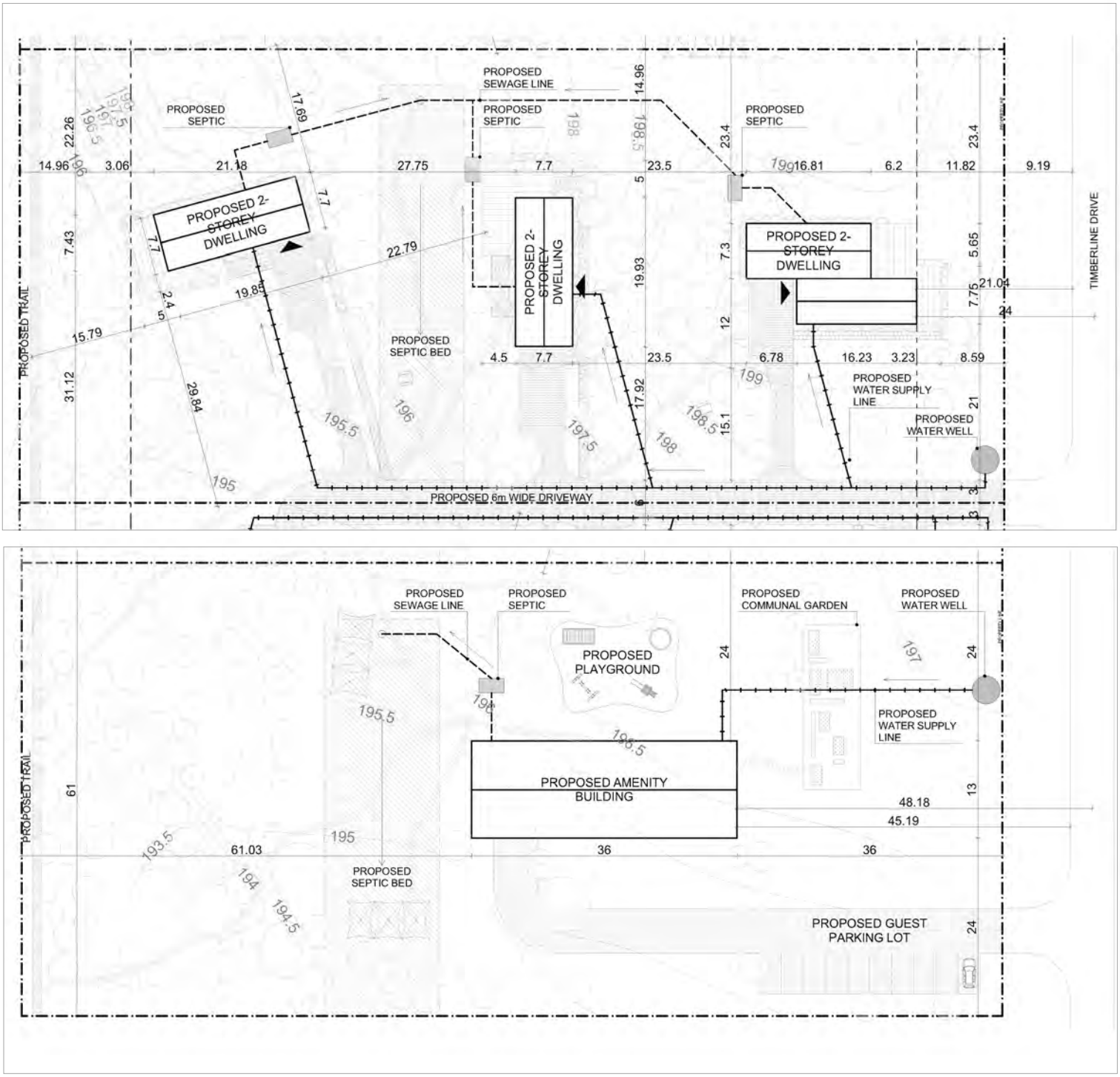


Figure 7 - Site Plan Lot 6 (Top) and Lot 8 (Bottom) prepared by Van Ziffle Architects

Z:\20153\C - Trent River Road and Timberland Drive, Campbellford\6 - Tech Production\2-Working Files\PJR Figures\3-Ai



Figure 8 - Render prepared by Van Ziffle Architects



Figure 9 - Render prepared by Van Ziffle Architects

Z:\20153\C - Trent River Road and Timberland Drive, Campbellford\6 - Tech Production\2-Working Files\PJR Figures\3-Ai

1.4 The Application

1.4.1 Proposed Amendments

The Proposal requires an Official Plan Amendment (OPA) to the Trent Hills Official Plan to permit two additional residential units within separate buildings on each lot, and a private community centre, while maintaining the area's rural character. Specifically, the OPA will create a site-specific exemption that will:

1. Allow a total of three residential units per lot, with two of those units being ARU's that are in separate residential buildings, each of which is subordinate in size to the primary residential dwelling
2. Establishing a shared access across each lot by way of an easement or common element condominium
3. Demonstrating that each residential lot can provide adequate water and wastewater services
4. Preparation of an architectural control manual reflecting the built form expression and vernacular to the satisfaction of the Township;
5. Requiring architectural control clearance by the control architect prior to building permit issuance to ensure proposed built form expression and vernacular are in keeping with the rural character of the community; and,
6. Establishing a holding provision in the Zoning By-law capturing points 2 to 4 noted above.

In addition, a Zoning By-law Amendment (ZBA) to the Trent Hills Zoning By-law is required to address the identified areas of non-compliance, as detailed in Section 2.4 of this report.

1. Permit a maximum of three dwelling houses and three dwelling units on each lot, consisting of one principal dwelling and two additional residential units in separate accessory buildings;
2. Permit a reduced minimum setback of 24.0 metres from the centreline of Trent River Road;
3. Permit a Private Community Centre as an accessory use to the residential development;
4. Require access to each lot to be provided by a shared driveway secured through registered easements or a common element condominium; and
5. 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 development proceeding.

The draft OPA and ZBA are included in **Appendix A** and **Appendix B** of this report, respectively.

1.5 Supporting Reports & Plans

The following reports and plans have been prepared in support of this Application:

1. **Stage 1 Hydrogeological Study Update, prepared by Oakridge Environmental Limited (January 27, 2026)**

The Stage 1 Hydrogeological Study Update, prepared by Oakridge Environmental Limited in support of the Applications, evaluates the hydrogeological conditions of the Subject Lands and the feasibility of private water and wastewater servicing for the proposed development. The Study documents the results of background research, site reconnaissance, preliminary soil investigations, a review of local well records, and a preliminary servicing assessment completed in accordance with applicable provincial guidelines, including MECP Procedures D-5-4 and D-5-5. The Study concludes that the Subject Lands have the potential to accommodate the proposed development through private servicing, subject to completion of additional hydrogeological investigations, including test well construction, pumping tests, groundwater quality monitoring, shallow soils investigations, and a detailed nitrate impact assessment. The Study also identifies tertiary treatment systems and Low Impact Development measures as potential strategies to support the proposed servicing approach and establishes a clear framework for the next stage of investigations to demonstrate compliance with applicable provincial and municipal requirements.

2. **Stage 1 & 2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd. (July 17, 20206)**

The Stage 1 & 2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd. in support of the Applications, evaluates the archaeological potential of the Subject Lands and documents the results of background research, historical review, and Stage 2 field investigations undertaken in accordance with the Standards and Guidelines for Consultant Archaeologists and the requirements of the Ontario Heritage Act. The assessment confirms that while the Subject Lands possess archaeological potential due to their proximity to watercourses and previously registered archaeological sites, the majority of the lands have been cleared of archaeological concern. A previously undocumented nineteenth-century archaeological site (BcGl-6, the Nixon Site) was identified within a limited portion of the property, for which a Stage 3 archaeological assessment is recommended. The report recommends partial clearance for the remaining portions of the Subject Lands outside the identified site and associated buffer, confirming that these lands are suitable to proceed through the planning and development process, subject to completion of the recommended Stage 3 assessment for the identified archaeological resource.

3. **Traffic Brief, Prepared by Asurza Engineers Ltd (February 11, 2026)**

A Traffic Brief prepared by Asurza Engineers Ltd. assessed the transportation impacts of the proposed 21 single-detached dwellings. The development is estimated to generate approximately 20 trips during the weekday morning peak hour and 23 trips during the afternoon peak hour. The study concludes that these additional trips would have a negligible impact on the surrounding road network and that a more detailed transportation impact analysis is not required. The Brief also recommends confirming that Timberlane Drive provides a minimum 6.0-metre clear width for fire department access.

2.0 Policy Analysis

Relevant policies are analyzed below in order to provide confirmation as to how the Proposal and proposed OPA and ZBA have regard for matters of Provincial interest, are consistent with the PPS, and conform to the County OP and Municipality OP.

2.1 The Planning Act

The Proposal supports the matters of Provincial interest as outlined in Section 2 of Planning Act as follows:

- The Proposal will not impact any existing agricultural resource areas;
- The Proposal will promote patterns of development that reduce impacts on climate change;
- The Proposal will be designed through a communal approach that will ensure orderly development, achieving a healthy and safe community that balances public and private interests;
- The Proposal will provide a full range of housing, including ownership and rental opportunities to this area of the Municipality;
- The Proposal demonstrates adequate servicing that does not require the uneconomical expansion of existing servicing, protecting the financial and economic well-being of the Province and its municipalities;
- The proposed buildings will be constructed in accordance with the Ontario Building Code, AODA, and all required accessible standards, and will achieve a high level of rural design;
- The Proposal will efficiently use land that is currently underutilized, and will further contribute to the housing stock in the Municipality.

Furthermore, BILL 23*, More Homes Built Faster Act, 2022*, aims to tackle Ontario's housing crisis by streamlining development and promoting affordable housing construction.

Bill 23 permits up to three residential dwelling units as of right through its amendment to the **Planning Act**, specifically under **Subsection 16(3), which** was repealed and the following substituted, including not allowing policies in official plans that prohibit:

- Three residential units within the main building (detached house, semi-detached house, or rowhouse) on urban residential land, provided no ancillary buildings or structures contain residential units; and
- One residential unit in a building or structure ancillary to a main building (detached house, semi-detached house or rowhouse) on urban residential land, provided the main building contains no more than two residential units and no other building or structure ancillary to the main building contains any residential units.

Additionally, municipalities cannot mandate more than one parking space per unit or set minimum floor area requirements for these units.

This means property owners can construct or convert properties to include three residential units without requiring a rezoning or minor variance application, provided the property is located in an area with adequate services. This Provincial change was intended to promote "gentle density" by enabling more housing options, reducing barriers to small-scale intensification, and supporting housing affordability initiatives.

In this case, the proposal acknowledges the right to develop as three dwellings on lands that have been urbanized through a historic plan of subdivision, but seeks to permit flexibility by allowing each lot to have two residential units and restricting the main building to only one residential unit. This approach continues to maintain 3 residential units, as contemplated by Bill 23, but is implemented in three separate built forms that fit within a large-lot rural context, as contemplated by the OPA.

Based on the above, it is our opinion that the Proposal and Applications would take advantage of this housing objective in a rural context and have appropriate regard for matters of Provincial Interest under Section 2 of the Planning Act.

2.2 Provincial Planning Statement, 2024

The PPS was approved by the Ministry of Municipal Affairs and Housing on August 20, 2024, and came into effect on October 20, 2024. The PPS is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, while building upon housing-supportive policies from both documents. It provides general policy direction on matters relating to land use planning and development, and outlines policy for Ontario's long-term prosperity, economic health and social well-being. These directives help inform Municipalities' Official Plans and Zoning By-laws, which, in turn, allow for the efficient use of land and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth. Building strong, healthy communities is one of the key policy directives of the PPS as found in **Section 2.1**. Section 2.1 provides several policies related to Planning for People and Homes. Planning authorities must base population and employment growth forecasts on Ontario Population Projections, with the option to modify them or use previous forecasts for land use planning. When creating or updating official plans, municipalities must ensure sufficient land is available to accommodate a range of land uses for a 20- to 30-year horizon, as guided by provincial directives. Infrastructure and strategic growth planning may extend beyond this period. Authorities should maintain a 15-year supply of residential land and a 3-year supply of zoned, serviceable land for new developments. Additionally, planning should support the creation of complete communities by offering a diverse mix of land uses, housing options, transportation, and public services, while improving accessibility, social equity, and quality of life for all residents.

The housing policies within **Section 2.2** require an appropriate range and mix of housing types and densities to meet current and projected needs. Planning authorities must ensure a diverse range of housing options and densities to meet the needs of current and future residents by setting minimum targets for affordable housing, coordinating with Service Managers to address the full spectrum of

housing needs, and facilitating all types of residential intensification. This includes repurposing underutilized commercial and institutional sites for residential use and promoting redevelopment that increases the number of residential units. Authorities should also encourage housing densities that efficiently use land and resources, support active transportation, and prioritize transit-supportive development near transit corridors and stations.

Section 2.5 discusses rural areas in municipalities, emphasizing the need to foster healthy, integrated, and viable communities that build on rural character and leverage local amenities. Efforts should be made to promote regeneration, including redeveloping brownfield sites, and accommodate a mix of housing in rural settlements, while efficiently utilizing rural infrastructure and public services. Furthermore, economic diversification and employment opportunities should be encouraged through value-added products and sustainable resource management, alongside promoting sustainable tourism that highlights historical, cultural, and natural assets. Conservation of biodiversity and recognition of ecological benefits are also important within these areas. When planning for development, authorities should consider local rural characteristics, scale, and service levels, with the option to direct growth to rural lands where there are no settlement areas.

Section 2.6 indicates that on rural lands within municipalities, a variety of uses are permitted, including resource management, resource-based recreational activities (such as non-permanent recreational dwellings), and residential development, provided that site conditions support suitable sewage and water services. Agricultural uses, agriculture-related activities, on-farm diversified operations, and normal farm practices are allowed in line with provincial standards. Other uses include home occupations, home industries, cemeteries, and other rural land uses. Development should be sustained by available rural service levels and be appropriate to the planned or existing infrastructure, avoiding uneconomical infrastructure expansion. To promote a diversified rural economy, planning authorities should protect agricultural and resource-related uses while directing non-related development to minimize conflicts. New land uses, lot creation, and expanding livestock facilities must adhere to minimum distance separation formulae.

Section 3.1 General Policies for Infrastructure and Public Service Facilities indicates that infrastructure and public service facilities must be provided efficiently to meet current and projected needs, with planning integrated into land use and growth management. These facilities should be financially viable, leverage development capacities, and consider optimizing existing resources and adaptive re-use before new development. Strategic location is key for effective emergency services and public health protection. Co-location of facilities with parks and transit access is encouraged for cost-effectiveness and service integration. Innovative approaches, like integrating schools in high-rise developments, should also be considered in collaboration with school boards.

Section 3.2 Transportation Systems states that transportation systems should be safe, energy-efficient, and designed to meet projected needs while supporting zero- and low-emission vehicles. Existing and planned infrastructure should be used efficiently, potentially through transportation demand management strategies. Connectivity within and between transportation modes, including across jurisdictional boundaries, should be planned, maintained, and improved as part of a multimodal transportation system.

Section 3.6 Sewage, Water and Stormwater indicates that these services should accommodate forecasted growth efficiently, promote sustainability, and protect public health and the environment. Municipal sewage and water services are preferred for settlement areas, with private communal services as an alternative where municipal services are unavailable. Individual on-site services may be used if conditions allow. Stormwater management should be integrated with sewage and water planning, focusing on minimizing environmental impacts, promoting best practices, and ensuring systems are feasible and financially viable over their lifecycle. Partial services are limited to specific circumstances, such as addressing failed systems.

Section 3.9 Public Spaces, Recreation, Parks, Trails and Open Space states that healthy, active, and inclusive communities should be promoted by designing public streets, spaces, and facilities to be safe and accessible for people of all ages and abilities. This includes fostering social interaction, supporting active transportation, and ensuring community connectivity. Publicly accessible recreation areas, including parks, open spaces, trails, and water-based resources, should be distributed to meet the needs of all residents.

Evaluation:

- The Proposal contributes to a complete community within the Municipality of Trent Hills by introducing diverse housing options to complement the predominantly single-detached and cottage neighbourhoods. This development provides attainable homes suitable for families and individuals at different life stages. The Proposal takes advantage of Provincial policy by increasing the number of residential units while making efficient use of the existing land and resources.

- While the general thrust is to direct growth to settlement areas, the development of lawfully existing rural residential lots would not be in conflict with the growth objectives of rural settlement areas; they have an as-of-right ability to develop. Development of these lots would not represent new development, but rather the implementation of previously approved development (subdivision lots) in this area. The PPS states that settlement areas are the focus of growth, rather than the only areas where growth can occur, and the existence of these lots would lead one to conclude that this growth is anticipated here.

- The Proposal provides a residential development that builds upon the existing community of single-detached homes and cottages while taking into account the biodiversity of the surrounding lands and its natural assets, forming a walkable community that embraces the natural elements of the Subject Lands. Farm practices and related agricultural uses are not anticipated or designated on the Subject Lands and therefore policies related to such are not applicable.

- The preparation of a functional servicing report is intended to assess whether private well and septic services can be suitably accommodated on the site, given the proposed design arrangement. The Applicant has undertaken this work and is satisfied that the required servicing can be provided based on the site conditions. The findings of this report have been submitted for consideration. In our opinion, where this study demonstrates compliance with **Policy 2.6.1**,

it would be reasonable to conclude that the Proposal can be supported without resulting in uneconomical infrastructure expansion.

- Furthermore, consideration has been given to the Planning Act provisions introduced through **Bill 23**, which permit Accessory Residential Units (ARUs) on each lawfully existing lot as of right. The presence of lawfully existing residential lots establishes the basis for this development opportunity. While the Proposal seeks permission for two separate ARU's as subordinate structures to the primary dwelling in separate buildings, requiring an amendment to the Official Plan, our opinion is that, provided servicing capacity can be demonstrated (which the Function Servicing Report has), the proposed ARUs are consistent with the policy framework of the PPS.

- The proposed shared driveways and pedestrian pathways are intended to serve residents, creating a safe and efficient circulation network (**Figure 10**). Additionally, the proposed pathways connect all the dwellings to the proposed Common Amenity Building on the south end of the Subject Lands. This will help foster social interaction, support active transportation and strengthen community ties.

- The proposed Common Amenity Building, and its associated playground and surface parking, provide additional social infrastructure for the residents of this community. It should be noted that this is a private building used and maintained by the residents for amenity and social functions. It is not intended to draw the general public in on a daily basis; therefore, we suggest this would not be considered new infrastructure.

Based on the above, it is our opinion that the Proposal and Applications are consistent with the policies of the PPS.

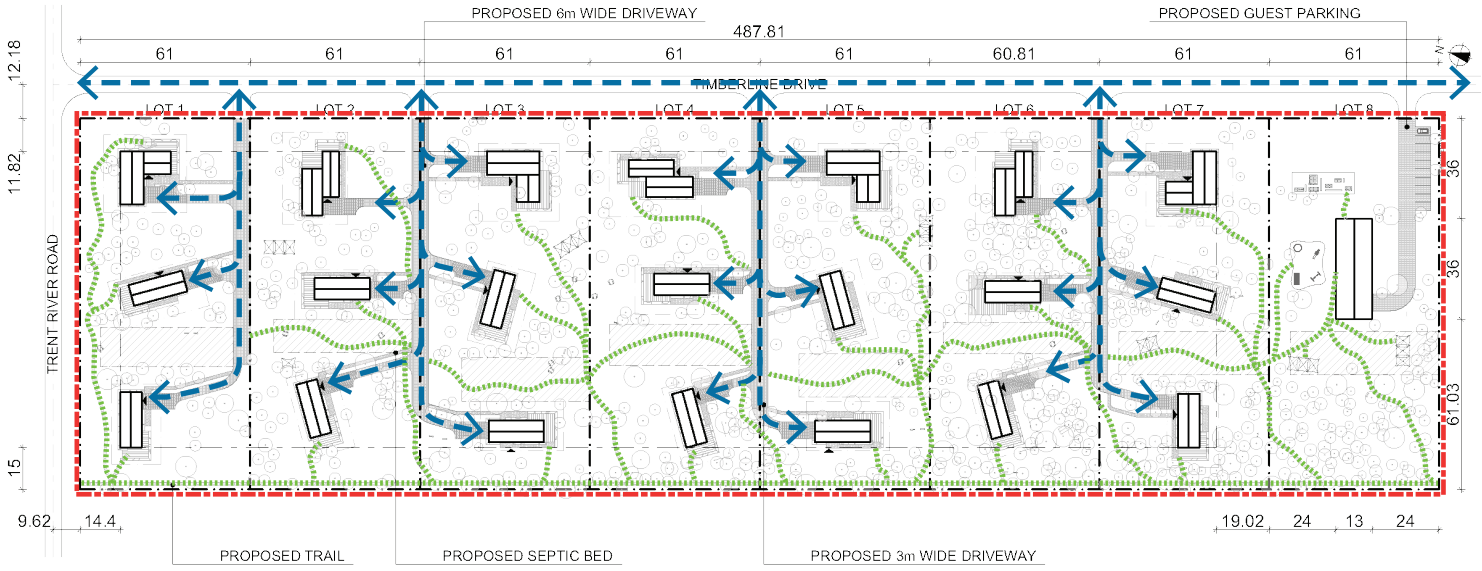


Figure 10 - Pedestrian and Vehicular Circulation

Subject Lands

Vehicular Circulation

Pedestrian Paths

2.3 Northumberland County Official Plan (County OP)

The County of Northumberland Official Plan (November 23, 2016) is applicable to the Subject Lands. The Subject Lands are located outside of a Settlement Area Boundary and are designated Rural Areas as shown on Schedule A: Land Use (**Figure 11**), and are identified within a Resource Area: Selected Bedrock Area, as shown on Schedule B, Resource Areas, Constraint Areas and Waste Management (**Figure 12**) of the County OP.

Section B of the County OP provides growth forecasts for rural lands in the County of Northumberland. A maximum of 20% of future population and employment growth in the County is projected to occur on rural lands. Rural lands in the Municipality of Trent Hills are anticipated to see population growth of 253 people from 2011 to 2041 and employment growth of 71 jobs. Planning for sewage and water services should focus on directing growth to maximize the efficient use of existing municipal and private communal systems. This planning should ensure that these systems are sustainable, financially viable, and compliant with regulations while safeguarding human health and the environment. Water conservation and integration of servicing and land use should be prioritized throughout the planning process. Where municipal services are unavailable, private communal systems may be considered.

It is important to note that the current Provincial forecast indicates that by 2051, Northumberland County's population will reach 122,000, with a workforce of approximately 44,000. To prepare for this growth, the County is amending its Official Plan to ensure alignment with the Growth Plan, 2019, and to reflect provincial policies and local strategic goals. Noting that the Growth Plan is no longer applicable as the new PPS is now in enforce, updates are expected to follow. This Growth Management Amendment will update the County's long-term population, housing, and employment forecasts, allocate growth between Urban and Rural Areas, and conduct detailed assessments of Community Area and Employment Area land needs for housing and employment. While this application will pre-date its eventual approval, the County's review will be monitored throughout the Application's timeline.

The housing policies of **Section C1.5** aim to address Northumberland County's current and future housing needs by ensuring a minimum 10-year residential land supply in urban areas with adequate water and wastewater services. These policies promote a diverse range of housing types and densities to meet resident needs, support residential intensification, and encourage mixed-use developments in suitable locations. It also permits secondary suites, promotes the use of surplus public lands for affordable housing when appropriate, and encourages senior and alternative housing options for special needs groups. Universal access features are encouraged in new housing and in redevelopment within settlement areas at higher densities to optimize infrastructure use.

Section C4 of the County OP discusses the Rural Areas land use designation. The objectives for the Rural Areas designation focus on fostering economic growth and preserving rural character. Key goals include promoting a diversified economic base and employment through goods, services, and sustainable resource use; supporting sustainable, varied tourism; and encouraging appropriate commercial, recreational, and industrial development in rural areas. Strengthening the agricultural

industry is also a priority, ensuring it can contribute robustly to the County's economy while protecting locally significant agricultural lands. Additionally, the designation aims to provide residential opportunities on unconstrained lands and preserve the open space character of the rural landscape. Permitted uses within the Rural Area designation include those allowed in the Agricultural Area, permanent and seasonal dwellings, resource-based recreational activities, cemeteries, and forestry uses. Recreation and tourism uses are also permitted, as outlined in **Section C4.5,** including cross-country ski facilities, golf courses and golf driving ranges, campground and trailer parks, tourist accommodation facilities, art galleries and exhibitions, and wine-tasting establishments. Additionally, rural commercial and industrial uses that meet the Rural Area designation and cannot be located in urban or rural settlement areas may be permitted, subject to approval through a local Official Plan Amendment.

Evaluation:

- The Proposal would assist the County in meeting its growth forecasts for rural lands in the Municipality of Trent Hills. Jobs will be generated as a result of the Proposal during construction and during the operation of the Common Amenity Building. Private sewage and water services will be proposed to serve the Subject Lands as per the Functional Servicing Report, and the approach will be evaluated during the planning process. It is anticipated that private septic systems will be used for sewage, and private wells will be used for water services.

- The Proposal follows the County OP's housing policies by promoting development on underutilized lands historically subdivided for residential purposes, bringing more housing options and tenures to the County through a unique development that diversifies the housing options available to its population. It should be noted that the proposed Common Amenity Building is a small private use akin to an amenity space; a distinction can be made relative to the traditional publicly funded community centre, which is open to the public in a settlement area.

- The Proposal will provide permanent dwellings on existing lots, representing the planned and intended function of the Rural Area and maintaining a built form and special separation consistent with the established subdivision pattern.

- As previously noted, the Official Plan permits up to three Residential Units (ARUs) per lot, subject to appropriate servicing. The Proposal does not seek to increase the number of permitted dwelling units, but rather to distribute the permitted ARUs across two separate but subordinate buildings on each lot. This configuration does not constitute intensification as defined by provincial or County policy, nor does it introduce a scale or form of development that is inconsistent with the rural character of the area.

- The proposed buildings are designed to remain spacious and low-density in form, and their architectural vernaculars reflect rural and agricultural contexts, such as modern farmhouse, barn, and ancillary outbuilding typologies. Importantly, the distribution of built form across the lots is deliberately arranged to maintain generous setbacks, limit overall site coverage, and preserve large areas of open space, thereby retaining the open landscape character that defines

the rural area (**Figure 13**). This approach reflects the established pattern of rural development and agricultural building footprints, and ensures that views, spacing between structures, and the overall sense of openness are maintained. As such, the Proposal will not result in unacceptable adverse impacts on the rural landscape (**Figure 14**). The only substantive change introduced by the Proposal is the permission for one additional residential building and a community building, both of which remain compatible with the surrounding rural context and consistent with the intent of Section C4.

Based on the above, it is our opinion that the Proposal represents a unique and site-specific opportunity. An Official Plan Amendment is considered an appropriate mechanism to formally recognize and secure this uniqueness, while ensuring that the Proposal does not establish an unintended precedent for broader rural development. In this regard, a limited and technical amendment may be required to clarify that up to three residential units per lot may be permitted outside of an established settlement area, subject to compliance with a series of supporting technical studies, including but not limited to water and wastewater servicing and architectural control. Collectively, these studies would confirm that the Proposal can be accommodated in a manner consistent with the intent of the County Official Plan.



Figure 11 - Northumberland County Official Plan -Schedule A: Land Use

- Subject Lands
- Rural Area
- Rural Settlement Area
- Environmental Protection Area
- County Boundary
- Trent Severn Waterway



Figure 12 - Northumberland County Official Plan - Schedule B: Resource Areas, Constraint Areas and Waste Management

- Subject Lands
- Settlement Bedrock Area
- County Boundary
- Trent Severn Waterway

Constraint Areas

- Provincially Significant Wetland
- Kartst Topography

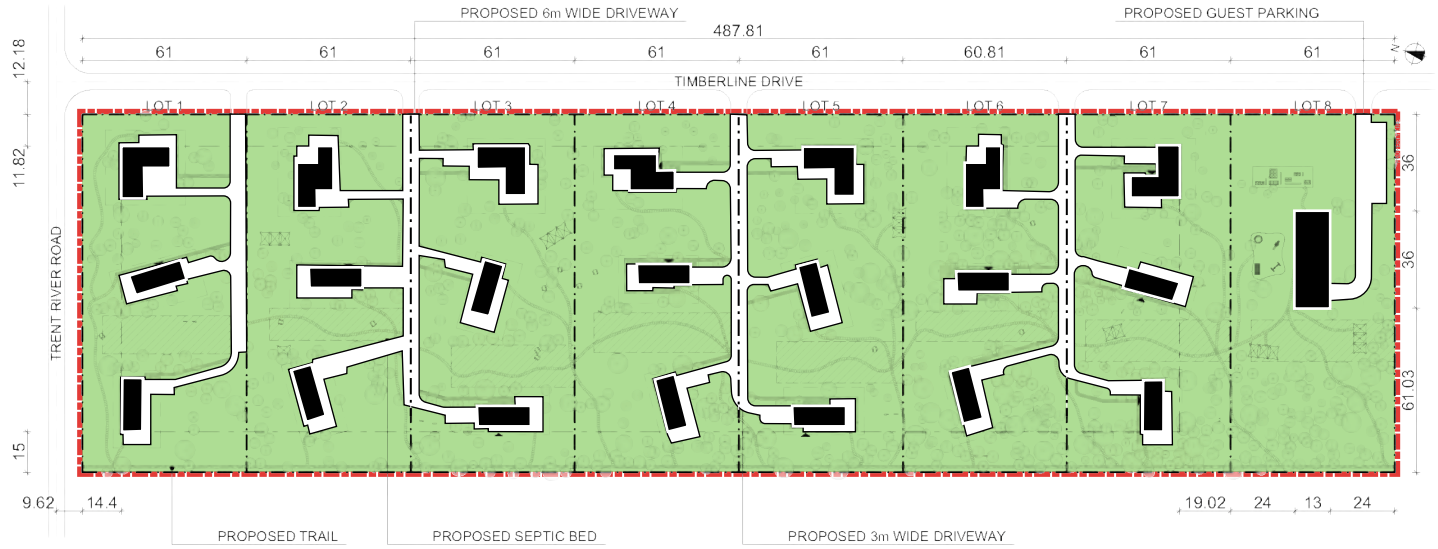


Figure 13 - Buildings and Open Space

- Subject Lands
- Lots
- Buildings
- Open Space
- Driveways and Paving

Z:\20153\C - Trent River Road and Timberland Drive, Campbellford\6 - Tech Production\2-Working Files\PJR Figures\1-CAD\20153C_Multi_PJR Figures_2026.08.12.dwg



Figure 14 - Buildings and Open Spaces

Subject Lands
Lot
Building
Driveway and Paving
Open Space

2.4 Municipality of Trent Hills Official Plan (Municipality OP)

The current Official Plan for the Municipality of Trent Hills was approved in 2001 following municipal amalgamation and establishes the long-term land use policy framework for the municipality. The Plan must be consistent with the Northumberland County Official Plan, approved in 2016, which provides high-level policy direction for all lands and municipalities within the County. The County is currently undertaking an update to its Official Plan, and, as required under the Planning Act, the Trent Hills Official Plan must be approved by Northumberland County Council to take effect. Hence, this report references the 2001 Official Plan and Amendment #5 from 2009, which brought the original Municipality OP in line with the Places to Grow Act.

The Subject Lands and surrounding lands are located outside of any settlement areas and are designated Rural Policy Areas as shown on Schedule 1 Land Use Structure (**Figure 15**) of the Municipality OP.

Section 5.1 speaks to forecasting growth within the municipality. Municipalities are encouraged to base their planning on growth potential, ensuring a sufficient land supply for various uses over a 20-year period, with at least a ten-year supply of serviced land. Growth should primarily focus on urban centers and rural settlements, while rural areas are prioritized for resource-based activities and recreation. Aligned with the Community Strategic Plan, there is a goal of balanced urban and rural growth, especially in Campbellford, Hastings, and Warkworth. Currently, the Planning Area has approximately 12,500 residents, with an annual increase of about 130 people (54 households), mainly settling outside the urban centers. Projections suggest a population increase of 1,100 over the next 20 years, with a notable rise in the retirement-age demographic, which is reflected in future policies.

Section 5.2.6.1 states that Urban Design objectives for community design aim to guide thoughtful development and redevelopment in a way that respects municipal goals and community character over the long term. This includes ensuring new developments in the three Urban Centres align with the desired layout and character, promoting public and private projects that prioritize pedestrian comfort, enjoyment, and safety. Developments are encouraged to be context-sensitive, considering the surrounding mix of uses, building scale, height, and architectural style. Additionally, new projects should harmonize with the natural environment, protecting and enhancing sensitive ecosystems and celebrating the local natural and cultural landscape. The objectives also provide a framework to support zoning, development agreements, and site planning processes.

Section 5.4 sets out the policies related to Rural Policy Area designation, which encompasses lands primarily used for agriculture, forestry, recreation, and conservation, characterized by soils that are not optimal for prime agricultural activities. The designation's policies aim to preserve the rural character, scenic beauty, and cultural heritage of the area while sustaining economic activities reliant on natural resources. Compatible, limited development is allowed to maintain the open, scenic landscape. Key objectives include promoting sustainable agriculture and forestry, protecting rural heritage, and accommodating rural land uses that fit the area's environmental context. Permitted uses range from

farming, single-family homes, and small-scale businesses to recreational and conservation activities, home-based businesses, and bed and breakfast establishments. Development in the Rural Policy Area will consider natural constraints, such as floodplains and steep slopes, to ensure safe land use.

The area permits the creation of a limited number of residential lots through individual consents, subject to specific conditions. For example, consents can be granted to establish easements or correct lot boundaries without creating a new lot, or for infill development between two existing non-farm residential dwellings within 100 meters on the same side of a year-round maintained public road. Any rural residential lot creation must align with the plan's policies to preserve the area's rural character and resources. When proposing multiple lot divisions in close proximity, no more than two lots may be created through consent; if more than two are needed, a draft subdivision plan is typically required. Consent approvals require the following: (1) the lot must avoid designated agricultural, resource, or hazard zones; (2) lot size should suit its use, topography, and local context; (3) it must meet the Minimum Distance Separation formula; (4) each lot should front a publicly maintained road; and (5) each lot must have private waste and water services.

Evaluation:

- Although the Subject Lands are not located within an area identified for concentrated growth, the Proposal is appropriately scaled to the size of the site and responds to existing development patterns in the rural area. The development does not introduce an urban form or density but rather reflects the prevailing rural built environment through dispersed building placement, limited site coverage, and substantial retention of open lands. The arrangement of buildings supports continued openness, visual separation, and a landscape-dominated setting, consistent with the role of rural areas as articulated in Section 5.1 of the Official Plan. In this respect, the Proposal accommodates residential use without undermining the Plan’s broader growth management strategy and contributes to the continuity of rural character rather than functioning as a focal point for future growth.

- The Proposal offers a unique approach by introducing an interconnected community under cooperative ownership, fostering long-term community character and cohesion. Through thoughtful site design, it emphasizes pedestrian comfort and safety, interconnected walkways, generous spacing between houses, and ample open spaces and landscaping that harmonize with the natural environment. The cooperative ownership model also encourages residents to collaborate in maintaining the maintenance of the Subject Lands and its surroundings, ensuring the protection of existing ecosystems and celebrating the area's natural and cultural landscape together.

- The Proposal is consistent with the objectives and policies of Section 5.4 of the Trent Hills Official Plan, which provide direction for development within Rural Policy Areas. The Proposal is located on legally existing lots and does not involve the creation of new parcels of land. The residential dwellings are appropriately scaled and sited to reflect the established rural character of the surrounding area, maintaining a form and pattern of development that is compatible with the existing context. As noted before, each lot can construct three dwelling units per lot as per the Planning Act, the Proposal is simply seeking this in three separate buildings rather than two.

The proposed Private Community Centre, intended to serve the residents of the subject lots, is permitted as a recreational use within the Rural Policy Area and is designed to function as a low-intensity, community-oriented amenity. This use will enhance social connectivity and support community interaction without introducing an urban or growth-focused function. Low-rise residential and recreational accommodation uses are well established along Seymour Lake and the Trent River, including cottage and resort developments such as Red Setter Resort, Paradise Escape Cottages & Marina, and Woodland Estate Resort. These developments demonstrate that low-rise cottage and resort-style development is an established component of the surrounding waterfront and rural recreational context.

The site design has been informed by the environmental features of the Subject Lands, with development arranged to preserve and emphasize the natural landscape. A system of interconnected pathways is proposed to provide internal connectivity while minimizing site disturbance. These pathways can be appropriately secured through easements established via a Consent Application, which is permitted under the Municipality Official Plan. As the subdivided lots exist as of right, the Minimum Distance Separation (MDS) assessment would not be applicable. Overall, the Proposal can satisfy the applicable criteria of Section 5.4, and it is anticipated that a Consent Application to permit easements between the legally existing lots would be supportable.

In our opinion, the proposed Application conforms to the overall policy direction of the Municipality OP, as proposed to be amended.

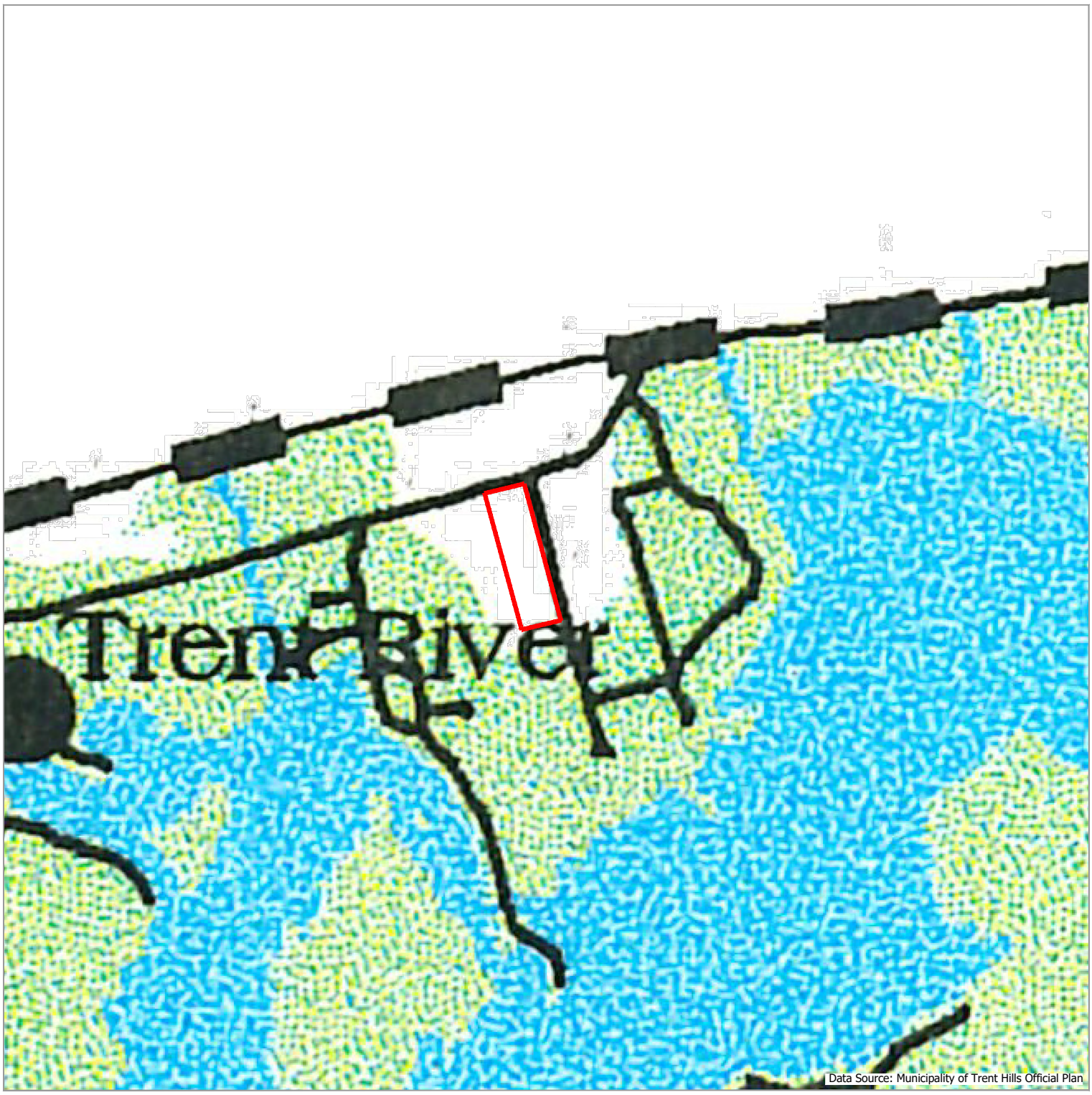


Figure 15 - Municipality Of Trent Hills Official Plan - Schedule No.5: Land Use Structure

Subject Lands
Greenlands System
Rural Policy Areas
Hamlets
Township Boundary
Roads

2.5 Trent Hill Zoning By-law 2010-105

The Municipality of Trent Hills Zoning By-law 2010-105 (August 2024 Office Consolidation) is applicable to the Subject Lands. The Subject Lands are zoned Rural-Residential ("RR") on the Trent River Map (**Figure 16**).

The RR Zone permits single-detached dwellings, two-unit dwellings, additional residential units, and limited home-based commercial uses, such as daycares, home occupations, and home industries.

Section 4.4.1 defines an **Additional Residential Unit (ARU)** as an ancillary residential unit that is **subordinate to the primary dwelling on the same lot** and may be located **either within the primary dwelling or in a detached building on the same lot**. In other words, an ARU is an additional self-contained living space that supports the secondary in size to the primary unit, either inside it or through a separate accessory structure.

The zoning provisions are listed in Table 2 of the Zoning Bylaw. The provisions for the RR Zone and the Proposal's compliance are as shown in **Table 3**:

Table 3: Zoning Compliance

Category		Zoning Regulation	Subject Lands	Compliance
Minimum Lot Area (sq. m.)	Private Drilled Well & Private Waste Disposal	8,000	1. 8,112 2. 8,112 3. 8,112.5 4. 8,112 5. 8,112 6. 8,86.5 7. 8,112 8. 8,114.5	Yes
Minimum Lot Frontage (m.)	Private Drilled Well & Private Waste Disposal	30	61 avg	Yes
Minimum Yard Dimensions (m.)	Front (depth)	6	11.82	Yes
	Exterior Side (width)	3	1. 17.37 8. 24	
	Interior Side (width)	6	1. 22.46 2. 18 3. 16.51 4. 18 5. 19.78 6. 17.08 7. 19.02 8. 24	

	Rear (depth)	12	1. 15 2. 18.36 3. 17.03 4. 15 5. 17.02 6. 18.03 7. 15 8. 61.03	
Minimum Gross Floor Area per Dwelling Unit (sq. m.)		n/a	n/a	n/a
Maximum Lot Coverage of All Buildings (%)		20	1. 6.45 2. 6.30 3. 6.45 4. 6.30 5. 6.45 6. 6.32 7. 6.45 8. 5.77	Yes
Centreline Setback (m.)	Provincial	30	N/A	N/A
	County	30	24.02	No
	Township	22	24	Yes
Minimum Landscaped Open Space		30	1. 77.26 2. 80.49 3. 80.16 4. 79.90 5. 80.57 6. 80.79 7. 80.46 8. 86.62	Yes
Maximum Number of Dwelling Houses per Lot		1	3	No
Maximum Number of Dwelling Units per Lot		1	3	No
Maximum Height of Buildings (m.)		10.5	8.08	yes

A Zoning By-law Amendment is required to permit the proposal.

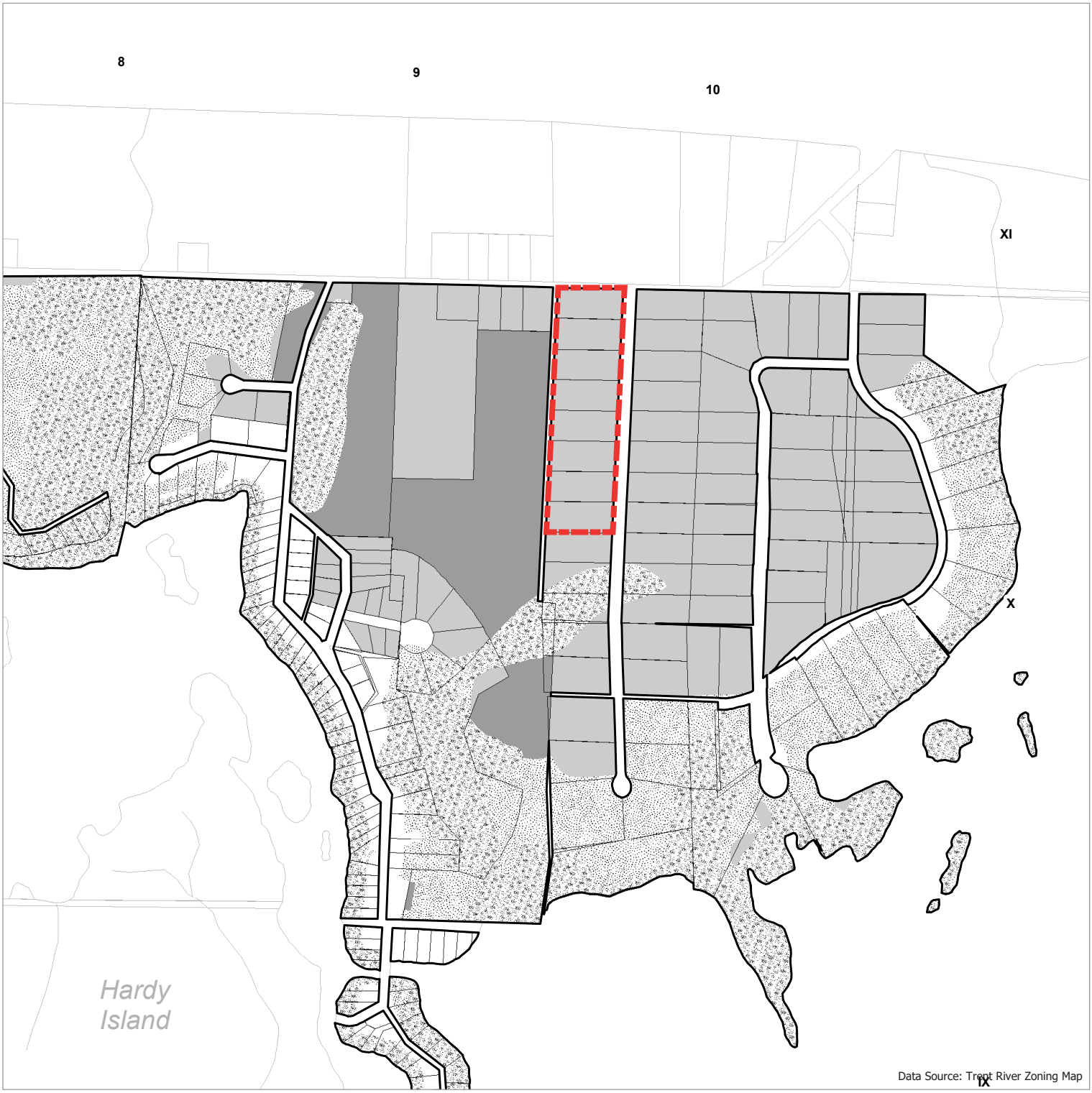


Figure 16 - Trent River Zoning Map

Subject Lands

Rural

Rural Residential

2.6 Rationale For The Proposed Amendments

2.6.1 Official Plan Amendments

Official Plan Amendments (OPAs) to the Northumberland County Official Plan and the Trent Hills Official Plan are required to permit up to three residential units per legally existing rural lot outside of an established settlement area, while ensuring that the rural character and policy intent of both Official Plans are maintained.

The proposed OPA partly policy-based, as they seek to establish clear permission for three residential units per lot in this specific context, and partly technical, as they introduce criteria and requirements to govern how such development may occur, recognizing its collective uniqueness among other rural lots. The amendments are supported by a series of technical studies, as outlined in the submitted Draft OPAs, including servicing feasibility, rural character and landscape compatibility, and site-specific impact assessments. These studies are intended to demonstrate that the proposal can function appropriately, integrate with the surrounding rural context, and avoid adverse impacts.

The use of OPAs is considered appropriate in this instance, as the proposal represents a unique and site-specific opportunity that is not intended to establish a general precedent for rural development. By clearly defining the policy permission and the accompanying technical criteria, the OPAs provide a structured and transparent framework that allows the proposal to proceed in a manner consistent with the intent of the County and Municipal Official Plans.

2.6.2 Zoning By-law Amendments

The ZBA Application seeks an exception to the typical provisions, as it is, in our opinion, not in alignment with the Planning Act, and too limiting for this unique proposal, particularly on large lots in a rural context. ARUs in other jurisdictions include garden suites and laneway houses in tight urban contexts. This is a rural context where there is room for subordinate that continue to fit the community's character. Other similar municipalities have allowed ARUs to be ARUs located in separate buildings on rural residential lots (i.e., King Township's Countryside Zoning By-law).

The proposal would also add and define a Private Community Centre along with site-specific provisions for height, setbacks, coverage and parking. As the proposal is a private use, primarily for the function of the residential of this unique community and limited visitors, concerns with respect to traffic and the character of the area are mitigated.

3.0 Summary and Conclusions

MHBC has prepared this Planning Justification Report in support of the Official Plan Amendment and Zoning By-law Amendment applications. The Applications will permit the development of 8 vacant lots with a comprehensive residential vision.

The proposed building and site design respects the County OP and Municipality OP as proposed to be modified. Based on the foregoing, a clear policy rationale exists to support the Proposal as a unique, site-specific initiative. The lawfully existing lots of record represent an established and anticipated pattern of development within the rural context, and recent provincial policy changes permitting additional residential units provide greater flexibility to optimize housing opportunities on such lots. Through continued coordination with the County and the Municipality, servicing feasibility, building orientation, and built form composition can be appropriately verified and refined to ensure compatibility with the rural landscape. While the proposal does not represent a typical form of rural development, it leverages the existing rural fabric to create a cohesive, low-density, and self-sustaining residential community that responds in a thoughtful and measured way to the housing needs facing both the local community and the Province.

Based on the analysis of this report, we conclude that the Proposal to comprehensively develop the Subject Lands with 21 residential dwelling units and a Common Amenity Building is in the public interest and represents good planning for the following reasons:

1. The Proposal has had appropriate regard to matters of Provincial Interest (Section 2 of the Planning Act).

2. The Proposal is consistent with the policies of the PPS.

3. The proposed 3 dwelling units per lot is appropriate based on Bill 23, *More Homes Built Faster Act*.

4. The Proposal conforms to the applicable policies of the County OP.

5. The Proposal conforms with the Municipality OP (as is proposed to be amended).

6. The Proposal completes growth on these existing subdivision lots in a modern urban format that is compact, integrated and pedestrian-oriented.

7. The Applications will further contribute to a range of residential housing units, types and tenures in the area, which will provide additional housing choices for existing and future residents in this area of the City.

8. The Applications permit development of the Subject Lands that reflects rural development patterns through a dispersed building layout, restrained site coverage, and the retention of large areas of open space, thereby maintaining visual openness and a landscape-dominated character

9. The Application will permit development that has been planned and designed with the importance of healthy and active community living in mind by providing ample pedestrian connections and access to ample open space.

10. The proposed OPA will include policy language that ensures that the vision as outlined in this proposal is realized at the building permit stage.

For the above reasons, we conclude that the proposed Official Plan Amendment and Zoning by-law Amendment as contained in **Appendix A,** and **Appendix B**, are appropriate, in the public interest and constitute good planning.

We certify that this report was prepared jointly by the identified authors and under the supervision of a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.

Respectfully submitted,

MHBC



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



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

A

Appendix A: Draft Official Plan Amendment, Municipality of Trent Hills

DRAFT OFFICIAL PLAN AMENDMENT

Municipality of Trent Hills

OFFICIAL PLAN AMENDMENT NO. [XX]

PART A – PREAMBLE

1. Purpose

The purpose of this Official Plan Amendment is to permit a site-specific form of residential development within the Rural designation 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 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.

2. Location

This Amendment applies to lands legally described as **Lots 1 to 8 (inclusive), Registered Plan 606, Geographic Township of Seymour, Municipality of Trent Hills, County of Northumberland,** located within the Rural Area designation of the Trent Hills Official Plan (the "Subject Lands").

3. Basis

This Amendment is supported by the following considerations:

- The proposal represents a site-specific and limited exception that does not alter the broader intent of the Rural Area designation.
- Development will reflect the prevailing rural built environment through dispersed building placement, limited site coverage, and substantial retention of open lands.
- Appropriate private water and wastewater servicing can be provided on each lot without necessitating the extension of municipal services.
- Built form and architectural character will be regulated through a formal architectural control framework, ensuring compatibility with the rural vernacular.
- The Amendment includes implementation safeguards, including a holding provision in the Zoning By-law.

PART B – THE AMENDMENT

1. Text Amendment

The Trent Hills Official Plan is amended by adding the following **Site-Specific Policy [R-XX]** to the Rural Area policies:

Site-Specific Policy [R-XX] – Subject Lands

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 permitted units:
    - One (1) unit shall be the primary residential dwelling; and
    - Up to two (2) units may be permitted as Additional Residential Units (ARUs) located within separate residential buildings, provided that:
        - Each ARU is clearly subordinate in size, height, and massing to the primary dwelling; and
        - 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.

d) Water and Wastewater Servicing

A servicing 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 and applicable authorities.

e) Architectural Control

An Architectural Control Manual shall be prepared and approved by the Municipality 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 to ensure conformity with the approved Architectural Control Manual.

2. Implementation

The policies of this Amendment shall 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.

Part C- Definition

Private Community Centre means a privately owned building or structure and property that is accessory to a residential development and is used exclusively for the recreational, social, or community-oriented activities of the residents of that development, the ownership, operation, and control of which is vested in the condominium corporation, cooperative housing corporation, or similar private entity responsible for the residential development.

B

Appendix B: Draft Zoning By-law Amendment, Municipality of Trent Hills

Draft Zoning By-law Amendment
Municipality of Trent Hills

BY-LAW NO. [XXXX-2026]

A by-law to amend Zoning By-law No. 2010-105, as amended, of the Municipality of Trent Hills.

WHEREAS the Council of the Municipality of Trent Hills has authority under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS an application has been made to permit a site-specific residential development that does not fully comply with the provisions of Zoning By-law No. 2010-105;

NOW THEREFORE, the Council of the Municipality of Trent Hills enacts as follows:

1. REZONING

The lands municipally known as **Lots 1 to 8 (inclusive), Registered Plan 606, Geographic Township of Seymour, Municipality of Trent Hills, County of Northumberland** (the "Subject Lands") are rezoned from Rural to Rural-XX-H.

2. SPECIAL EXCEPTION PROVISIONS

Notwithstanding any other provision of this By-law, the following site-specific regulations shall apply:

a) Maximum Number of Dwelling Houses per Lot

A maximum of three (3) dwelling houses per lot shall be permitted.

b) Maximum Number of Dwelling Units per Lot

A maximum of three (3) dwelling units per lot shall be permitted, consisting of one principal dwelling and two additional residential units located in separate, subordinate buildings.

c) County Road Centreline Setback

The minimum setback from the centreline of Trent River Road shall be 24.0 metres.

d) Shared Access

Access shall be provided by a shared driveway for each lot, secured through an easement or common-element condominium.

e) 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.

e) Holding Provision

The Holding ("H") symbol shall not be removed until:

- 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.

3. REGULATIONS THAT REMAIN IN FORCE

All other zoning regulations remain in effect, including minimum lot area, frontage, setbacks, lot coverage, landscaped open space, and maximum height.

4. EFFECTIVE DATE

This By-law shall come into force upon passing, subject to the Planning Act.

5. DEFINITIONS

Private Community Centre means a privately owned building or structure and property that is accessory to a residential development and is used exclusively for the recreational, social, or community-oriented activities of the residents of that development, the ownership, operation, and control of which is vested in the condominium corporation, cooperative housing corporation, or similar private entity responsible for the residential development.

C

Appendix C: Architecture Package

VAN ZIFFLE ARCHITECTS



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

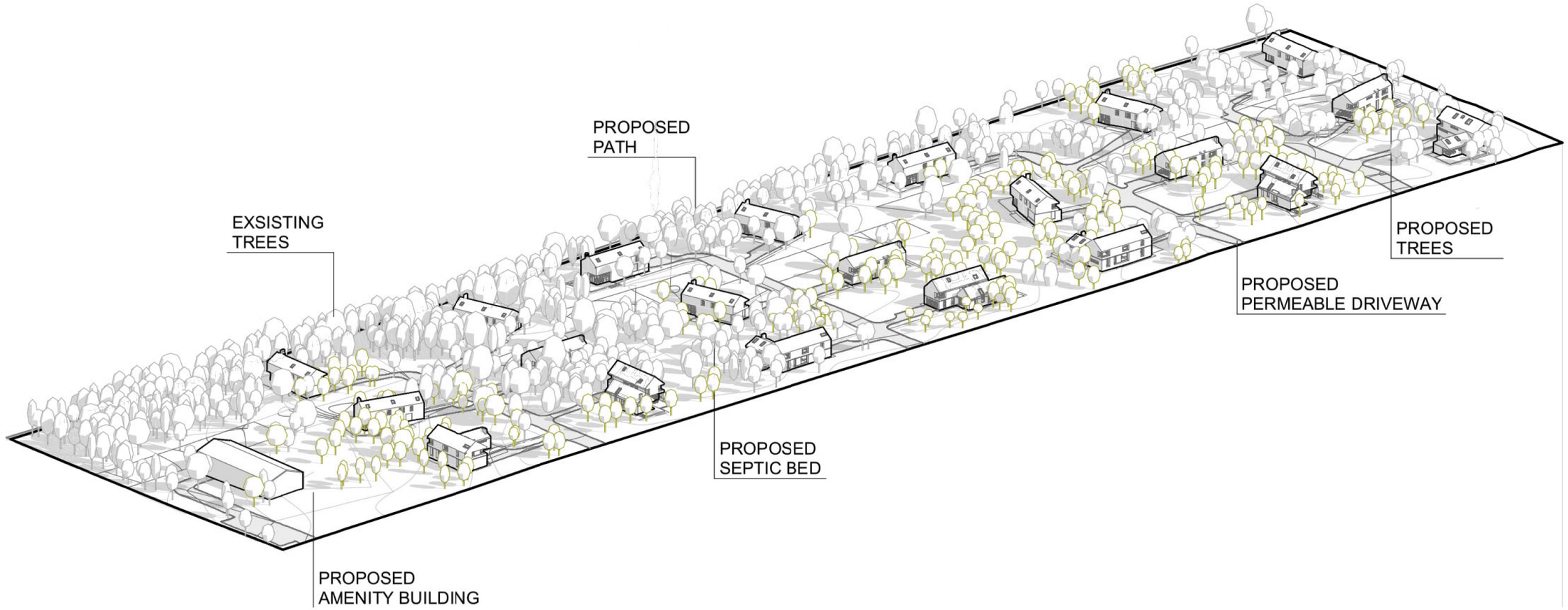
no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:2.02	YZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Cover sheet

A000



All drawings, specifications, models documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and only for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions on site whether and all measurements and conditions are to be as they pertain to the documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

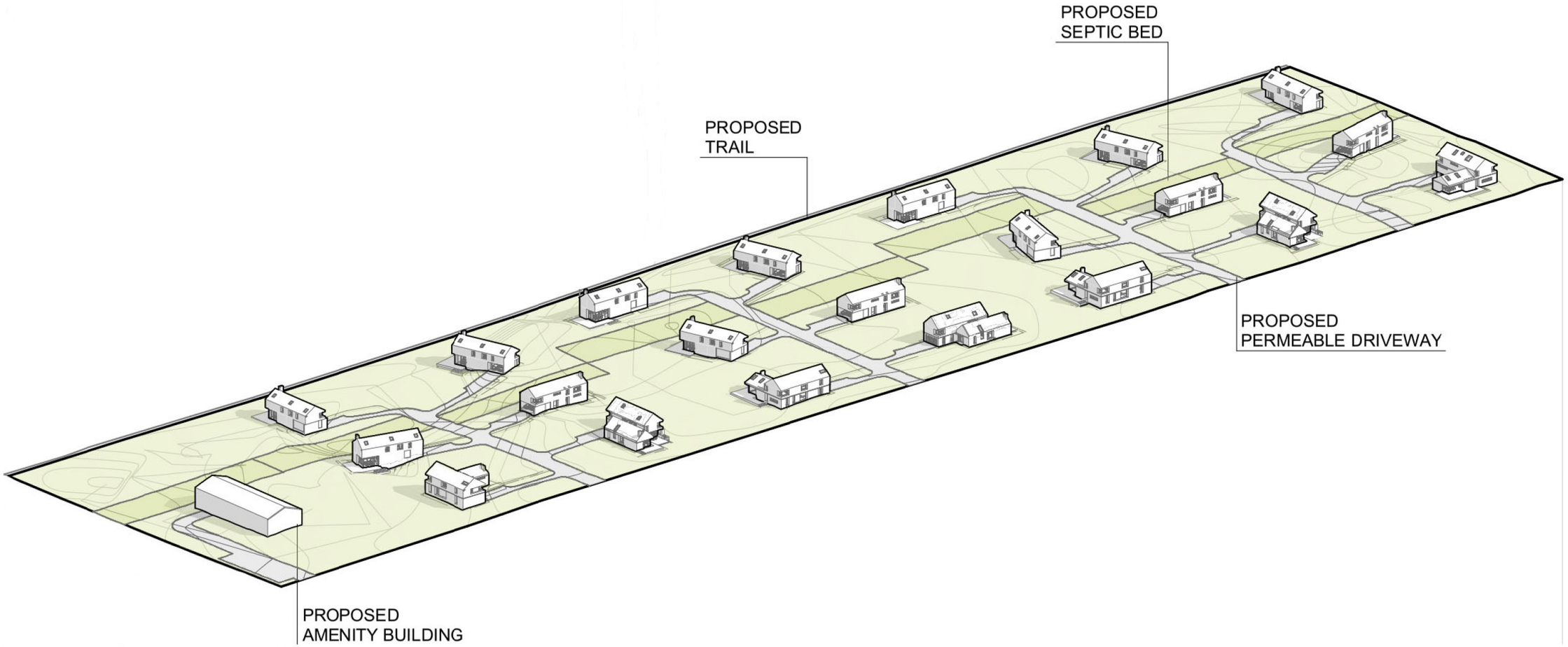
no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:1550	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Axonometric scheme

A101



All drawings, specifications, models documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions on site and for all measurements and conditions on site as they pertain to the documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

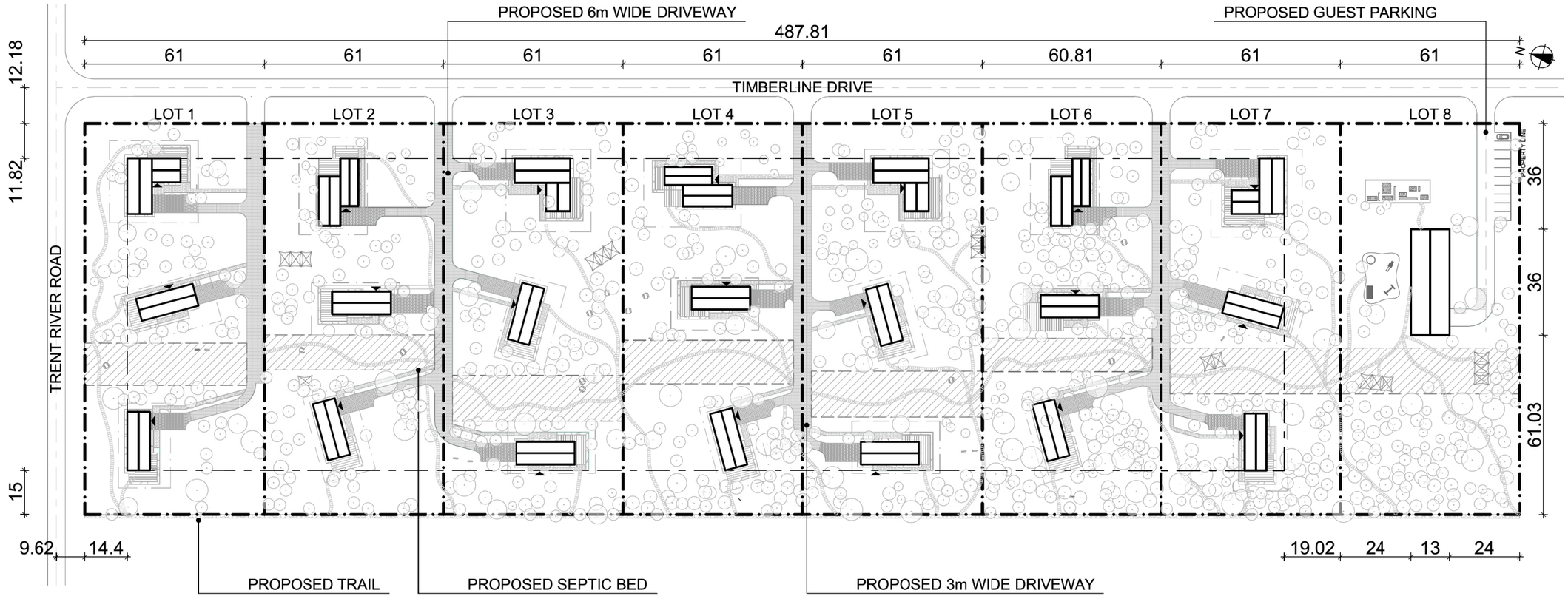
no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:1550	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Axonometric scheme.

A102



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

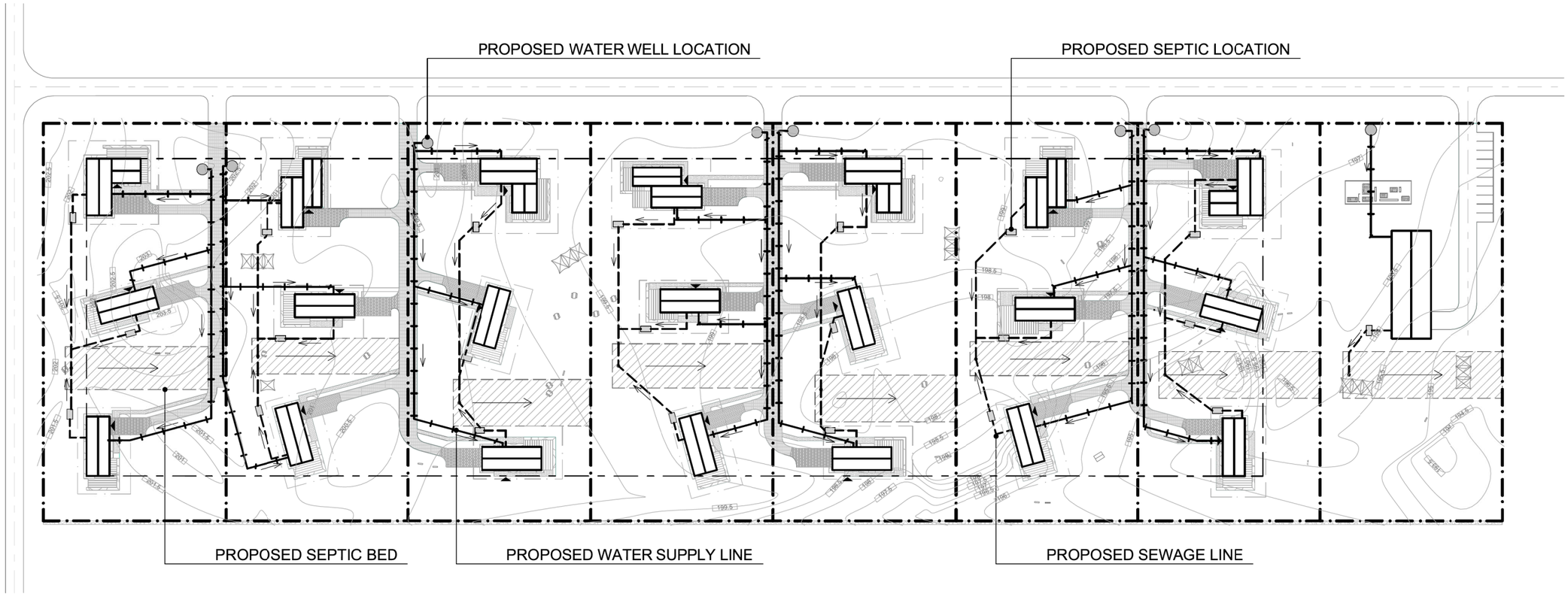
no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:1500	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan

A103



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:1500	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Septic and well locations

A104

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

TRENT RIVER ROAD

PROPOSED SEPTIC

PROPOSED SEWAGE LINE

PROPOSED SEPTIC

PROPERTY LINE

PROPOSED TRAIL

TIMBERLINE DRIVE

PROPOSED 2-STOREY DWELLING

PROPOSED 2-STOREY DWELLING

PROPOSED 2-STOREY DWELLING

PROPOSED SEPTIC BED

PROPOSED SEPTIC

PROPOSED WATER SUPPLY LINE

PROPOSED WATER WELL

PROPOSED 6m WIDE DRIVEWAY

LOT 1 AREA	8112 sq.m
PROPOSED LOT 1 COVERAGE	716 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	1110 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6286 sq.m

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Lot 1

A105

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

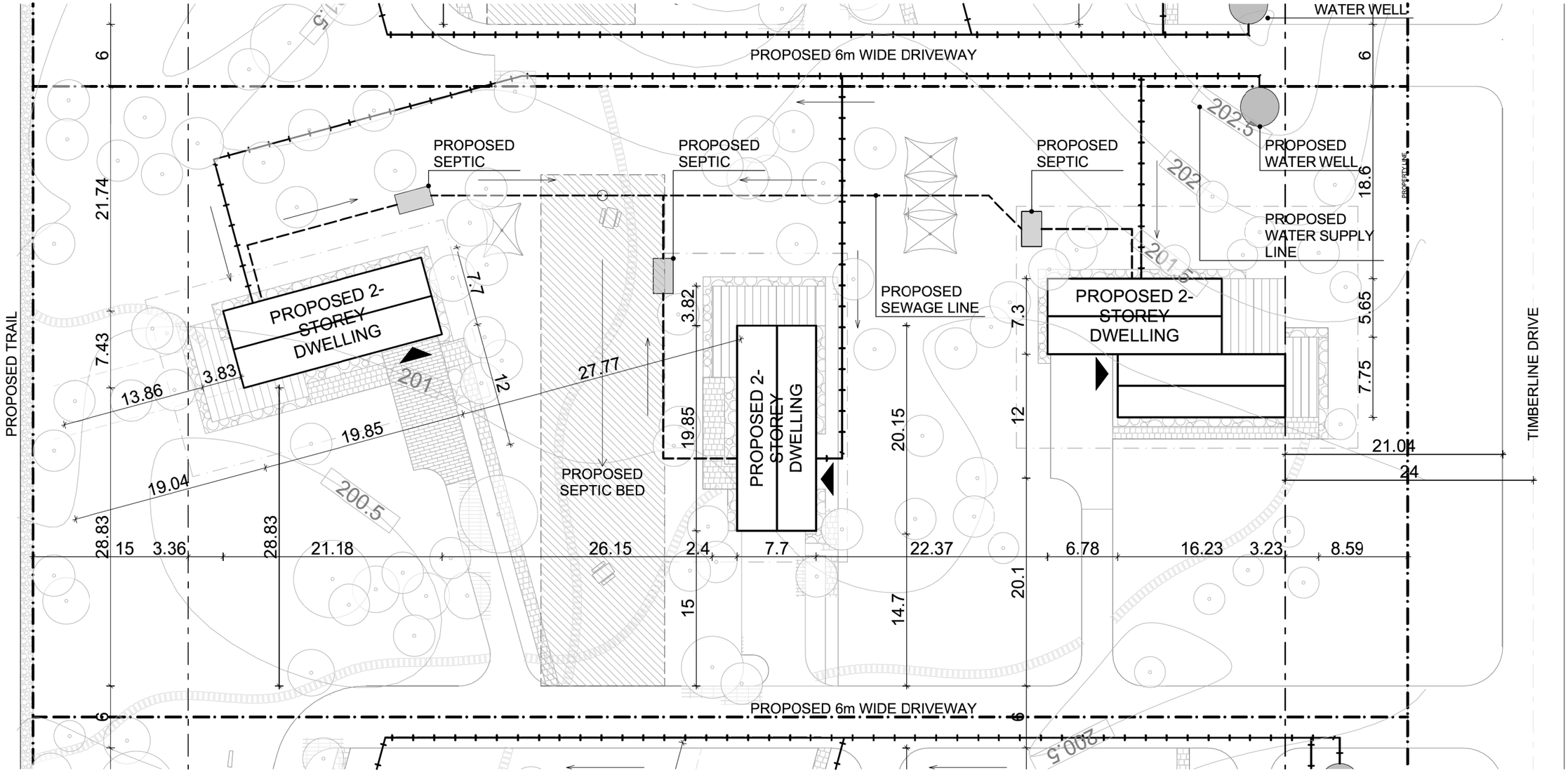
Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025



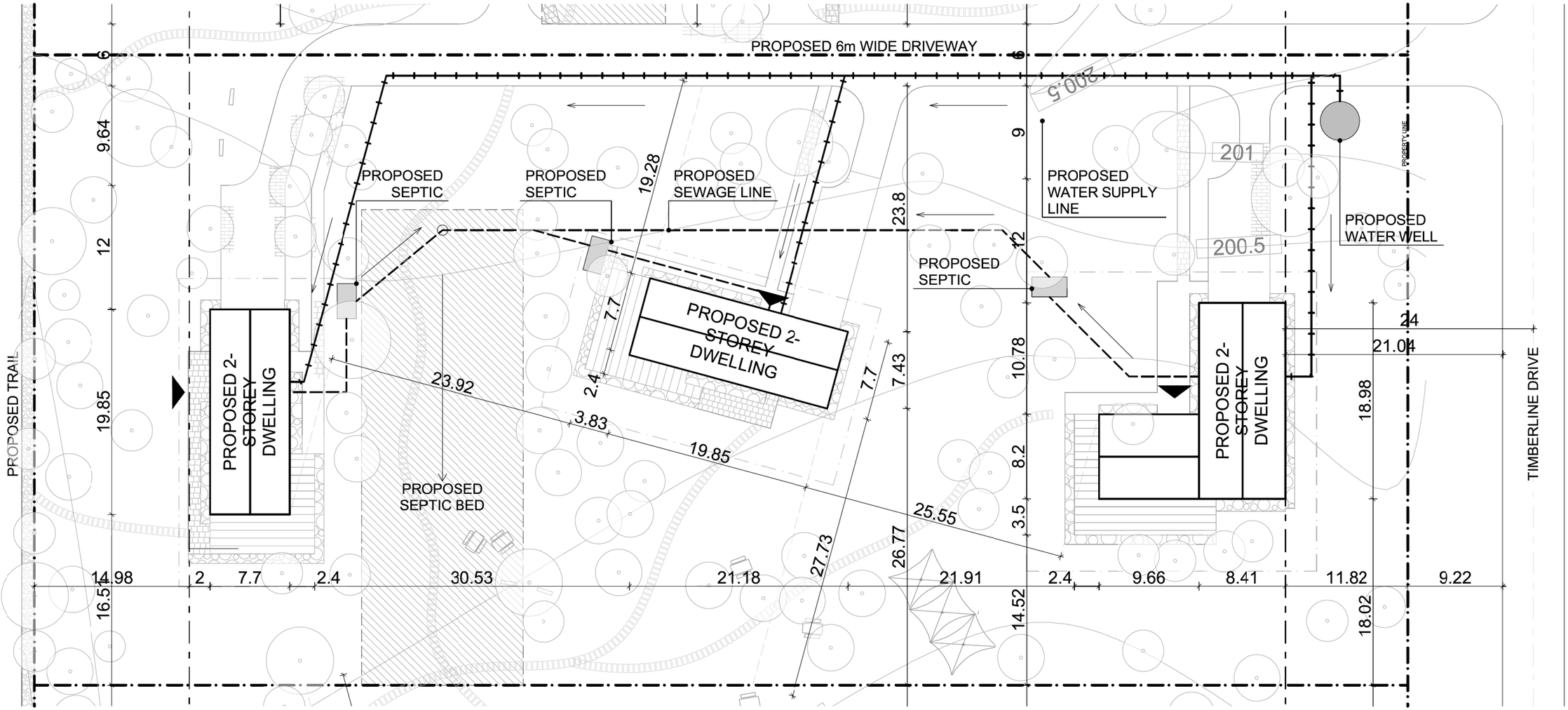
LOT 2 AREA	8112 sq.m
PROPOSED LOT 2 COVERAGE	703 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	852 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6557 sq.m

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Lot 2

A106



LOT 3 AREA	8112.5 sq.m
PROPOSED LOT 3 COVERAGE	716 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	874.5 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6522 sq.m

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Lot 3

A107

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

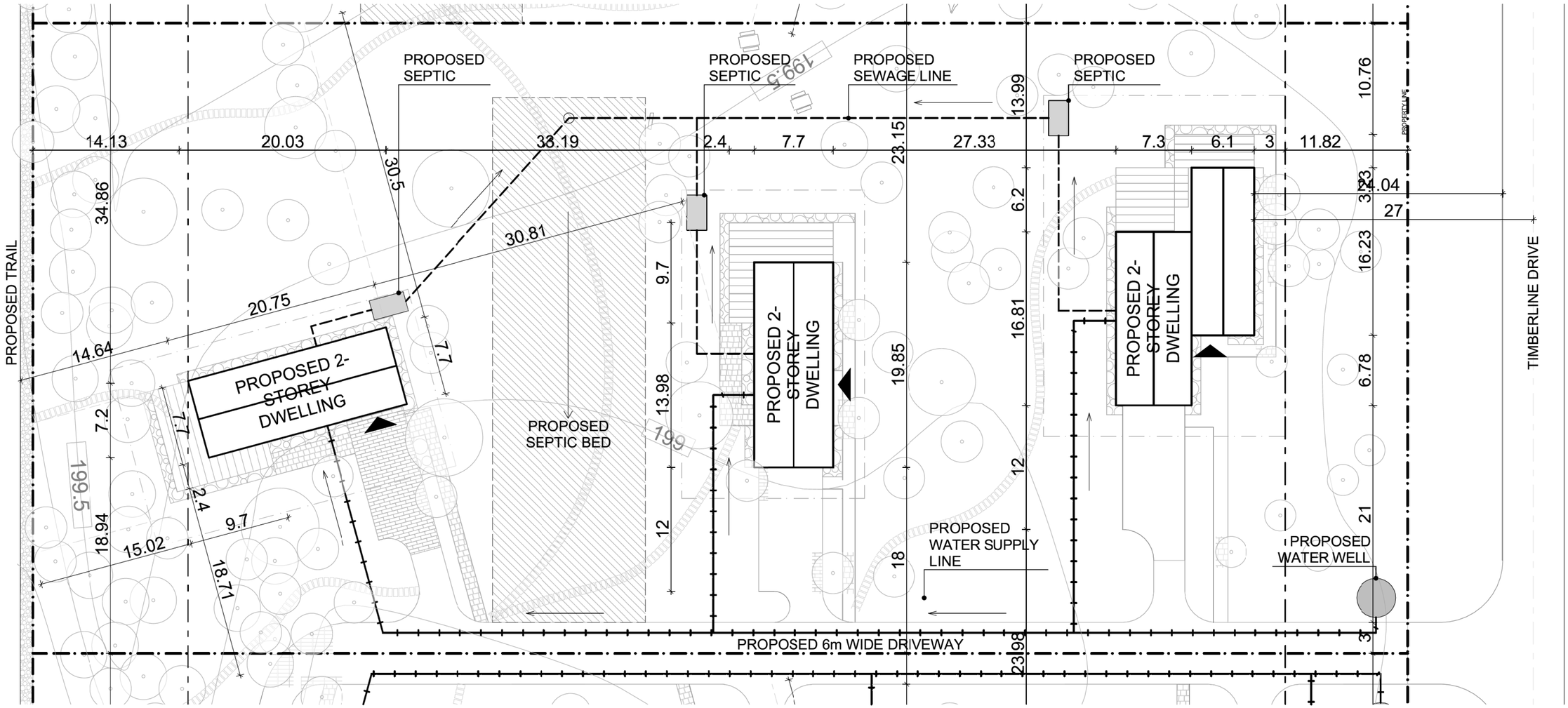
Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025



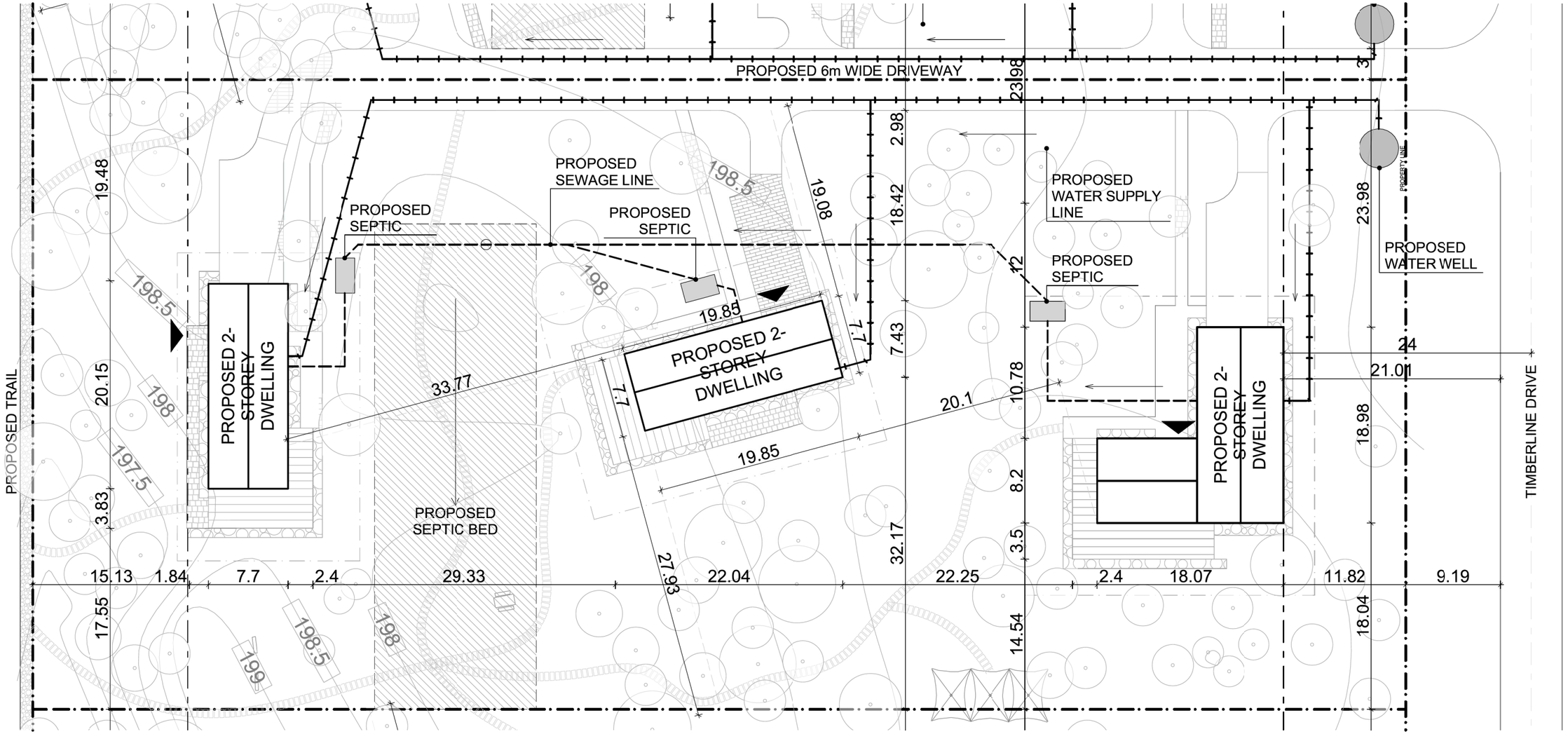
LOT 4 AREA	8112 sq.m
PROPOSED LOT 4 COVERAGE	703 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	898.5 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6510.5 sq.m

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Slteplan. Lot 4

A108



LOT 5 AREA	8112 sq.m
PROPOSED LOT 5 COVERAGE	716 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	841 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6555 sq.m

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Lot 5

A109

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

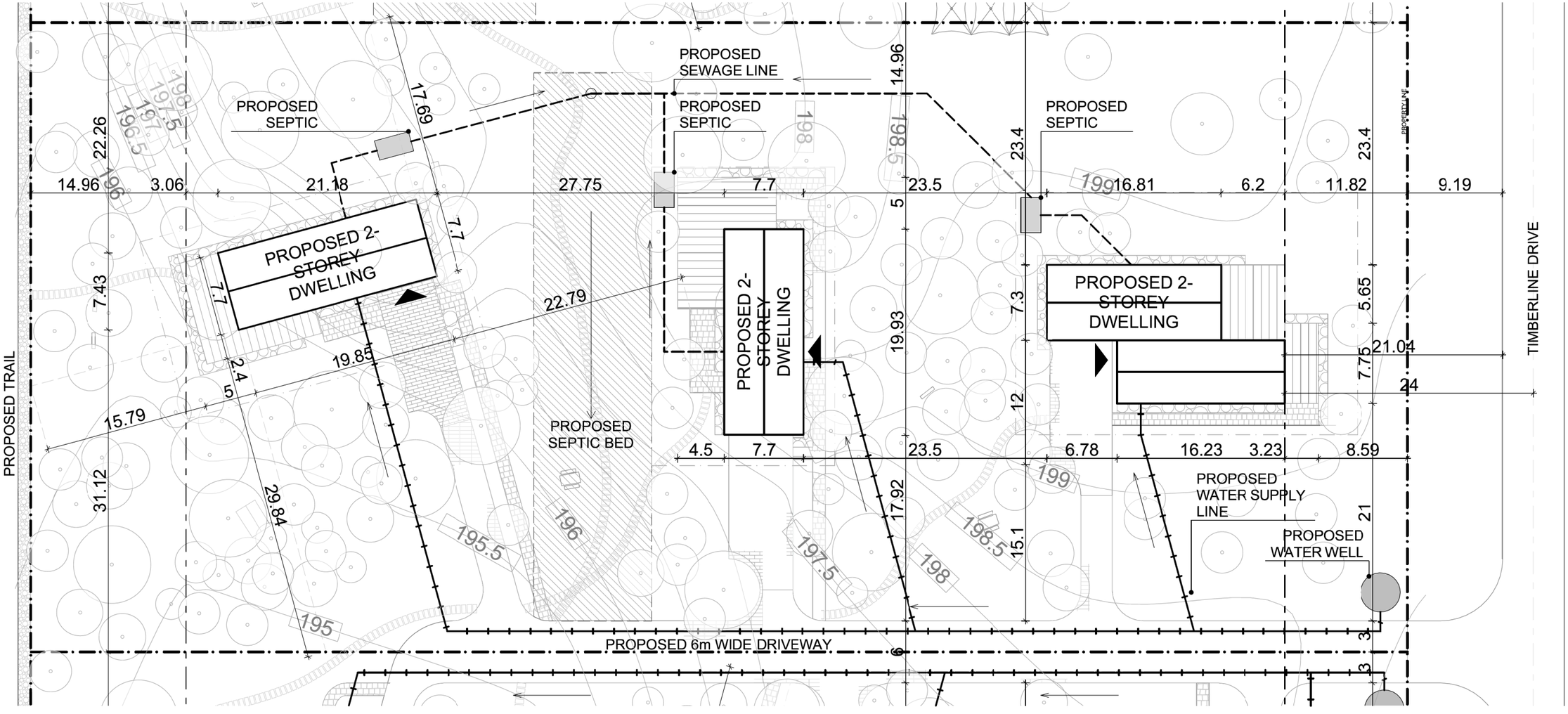
Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777



LOT 6 AREA	8086.5 sq.m
PROPOSED LOT 6 COVERAGE	703 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	829.5 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6554 sq.m

METRIC SCALE DRAWING

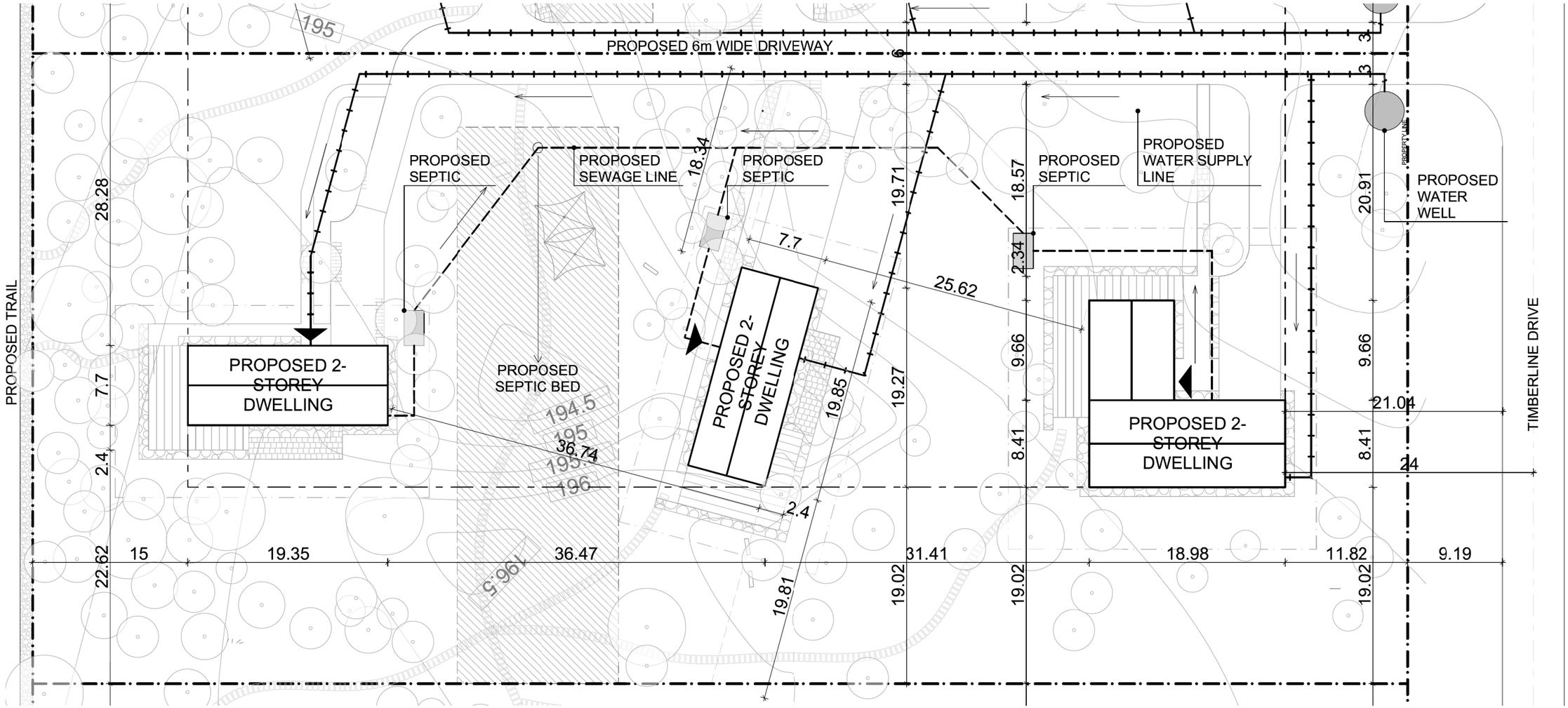
no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Lot 6

A110



LOT 5 AREA	8112 sq.m
PROPOSED LOT 5 COVERAGE	716 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	850 sq.m
PROPOSED LANDSCAPE AREA - SOFT	6546 sq.m

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:405	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Siteplan. Lot 7

A111

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

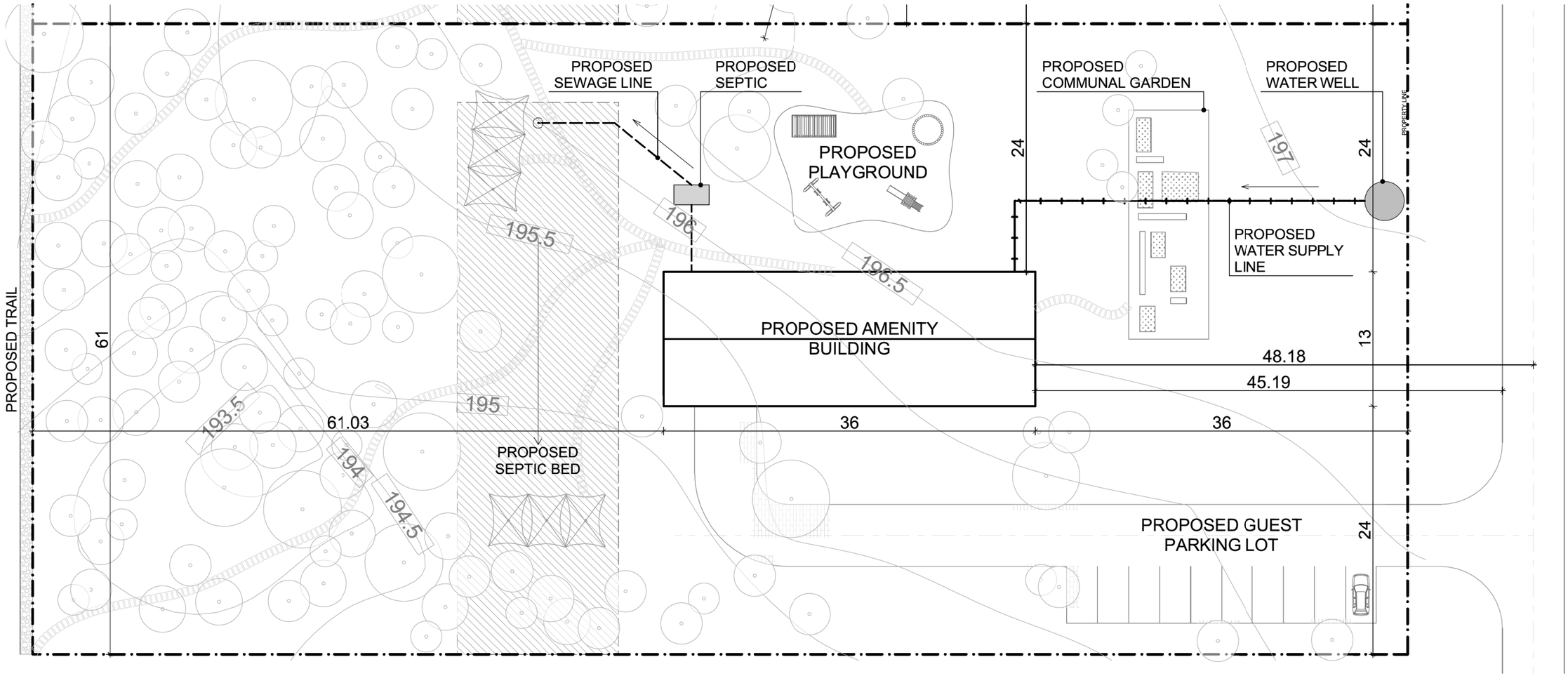
Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777



LOT 8 AREA	8114.5 sq.m
PROPOSED LOT 8 COVERAGE	468 sq.m
PROPOSED LANDSCAPE AREA (DRIVEWAY, WALKWAY)	620.5 sq.m
PROPOSED LANDSCAPE AREA - SOFT	7026 sq.m

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306 PROJECT	1:405 SCALE	VZA DRAWN	EVZ REVIEWED

Siteplan. Lot 8

A112



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:2.79	YZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Perspective view

A113



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:3.02	YZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Perspective view

A114



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

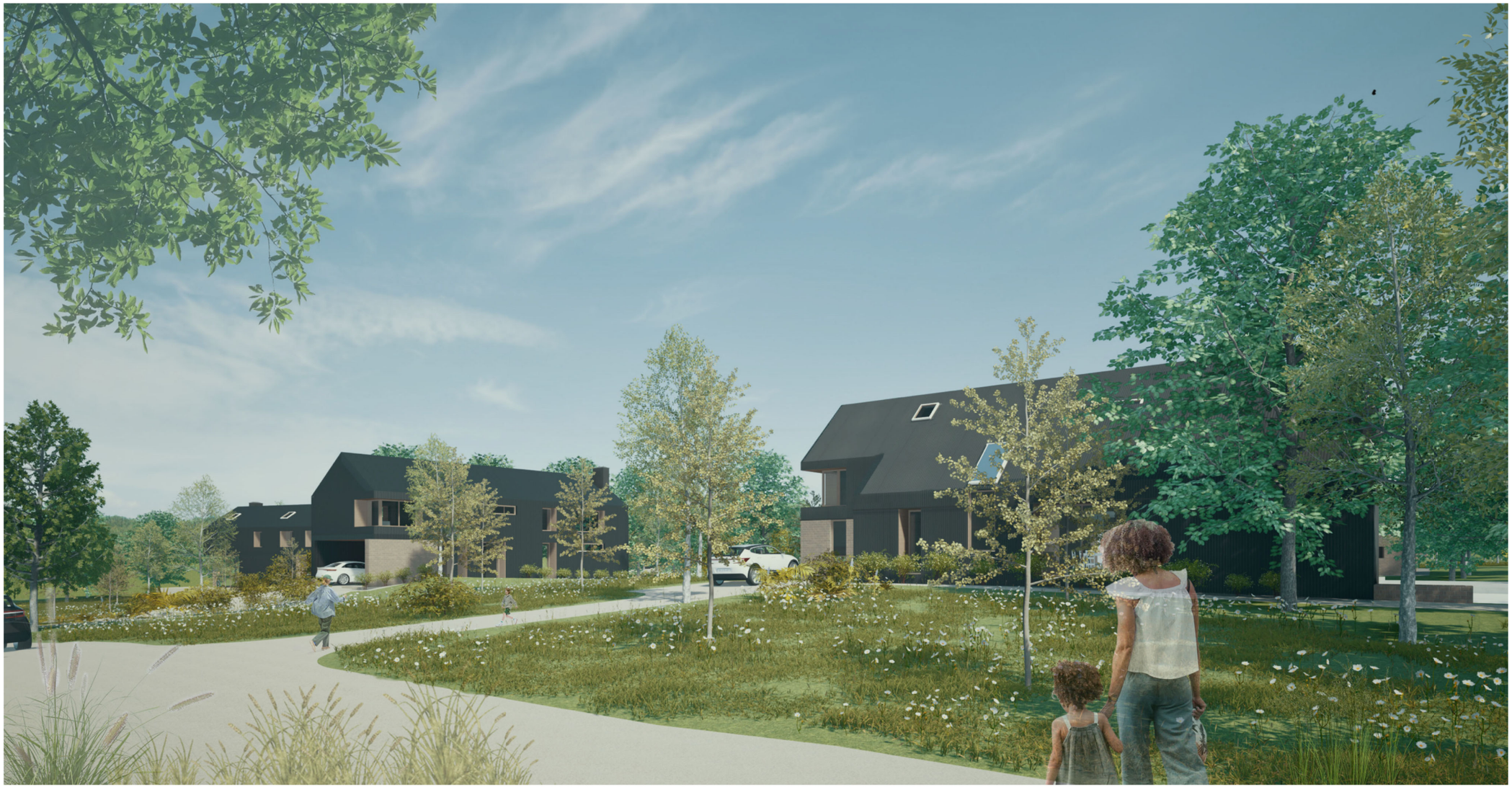
no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:3.02	YZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Perspective view

A115



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:2.79	YZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Perspective view

A116



TOTAL GFA:
- 342.9 sq.m (garage)
- 299.63 sq.m (no garage)

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

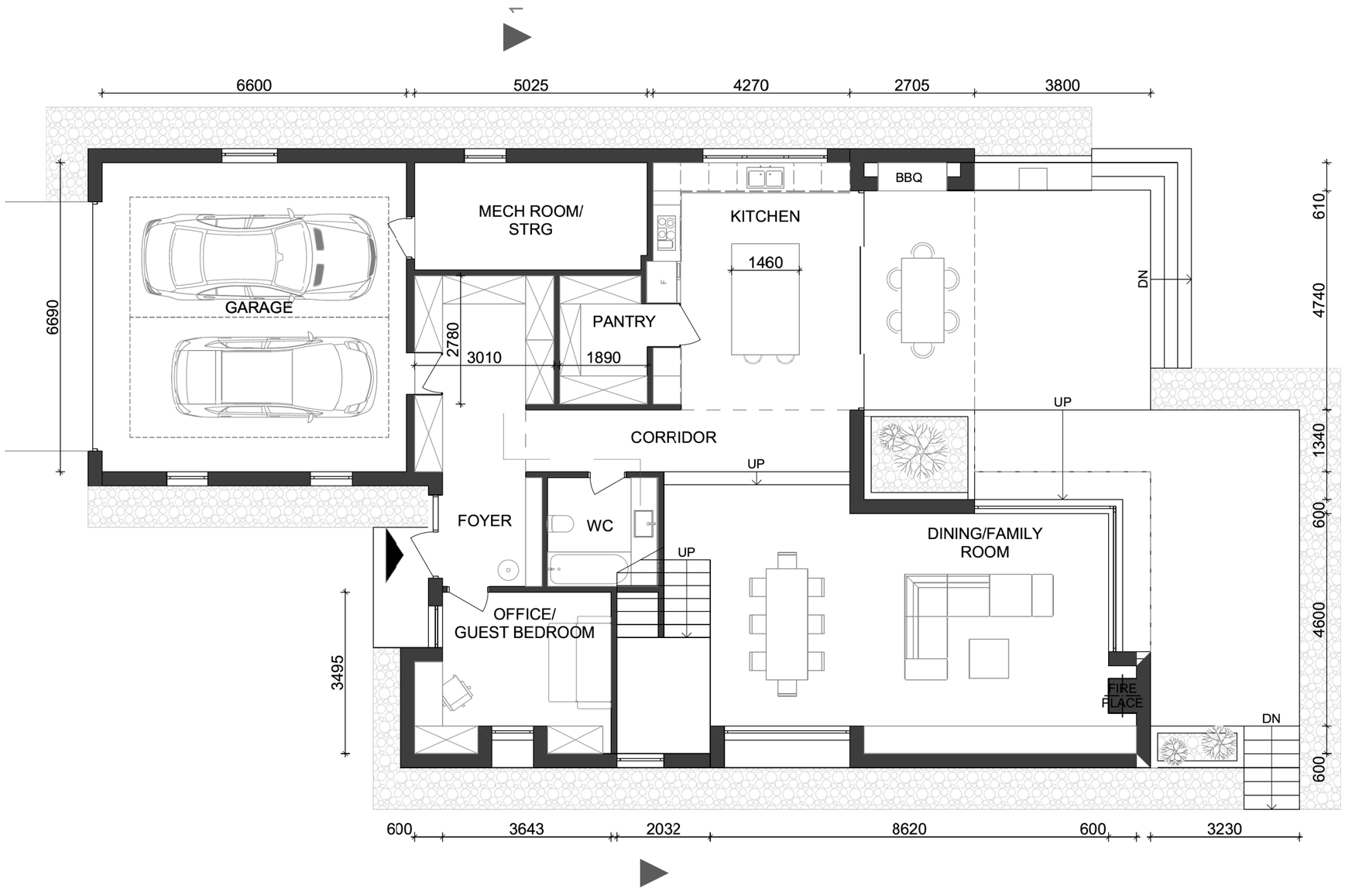
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306		VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 1. Perspective view



TOTAL GFA:
- 215 sq.m (garage)
- 171.73 sq.m (no garage)

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

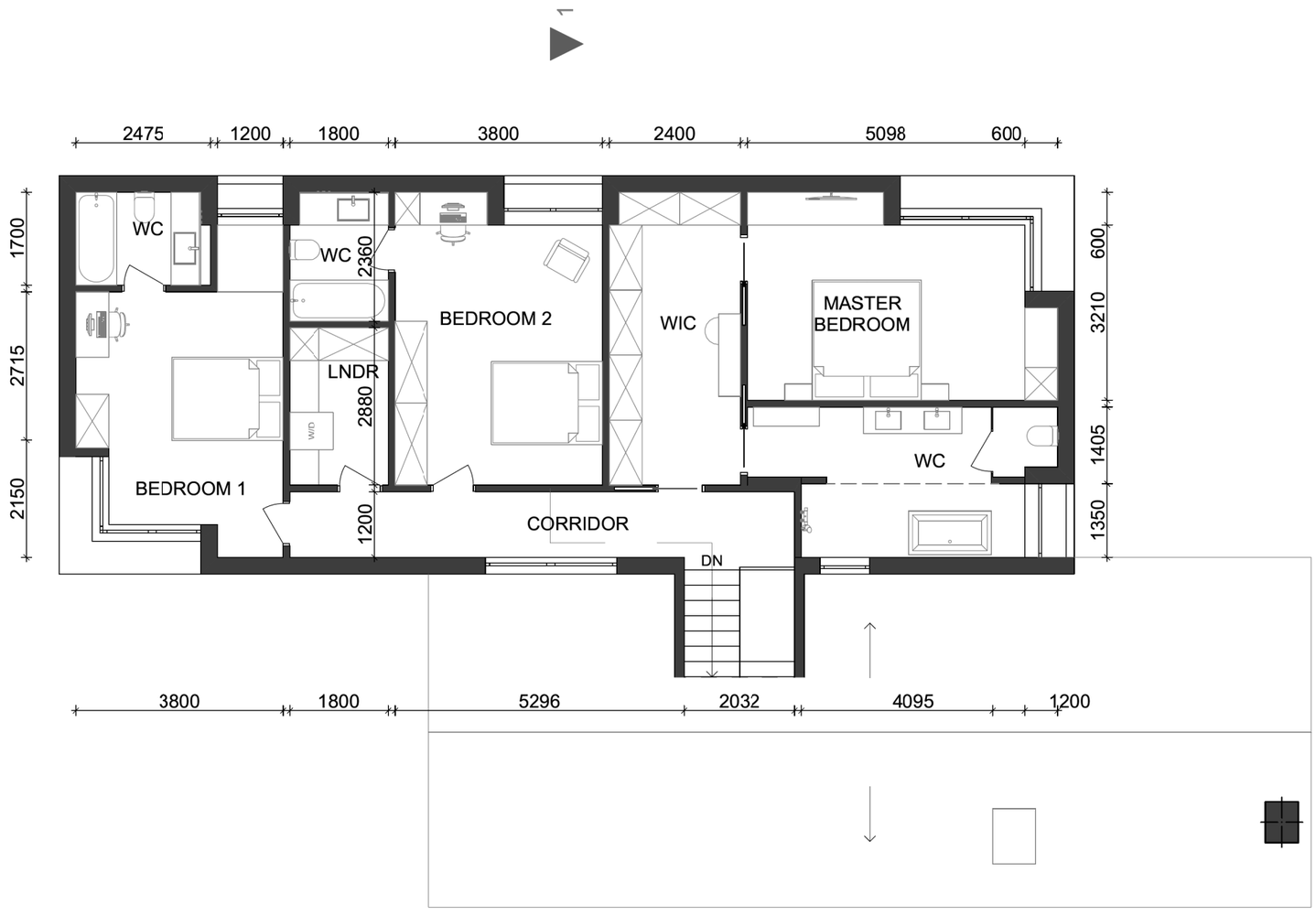
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 1. Ground floor plan



TOTAL GFA:
- 127.9 sq.m

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

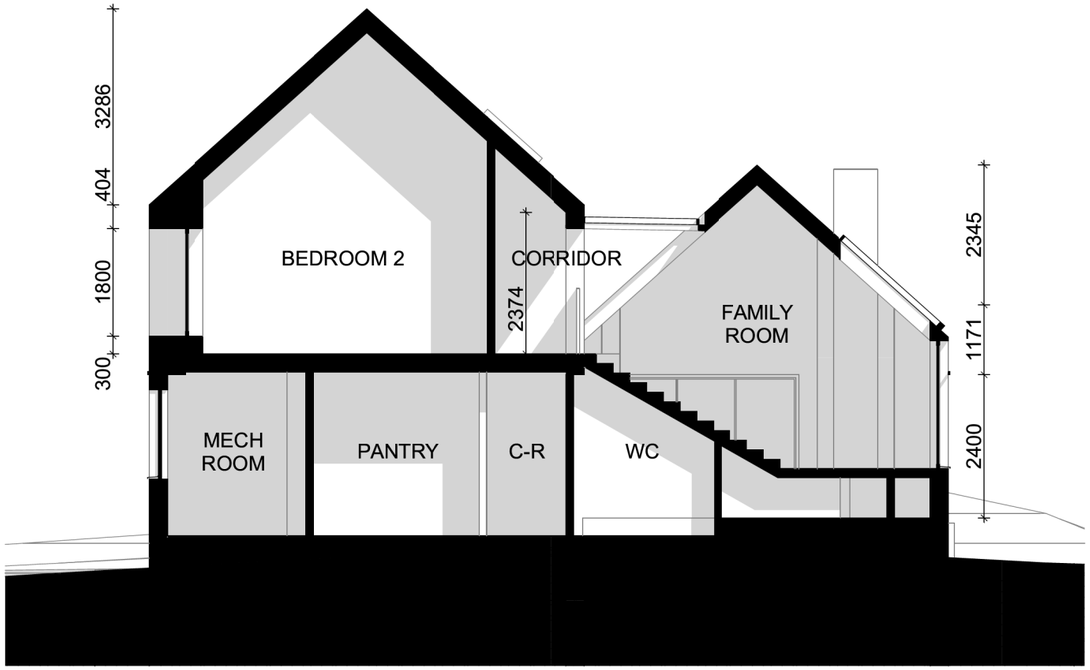
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 1. Second floor plan



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 1. Section



TOTAL GFA:
- 368.76 sq.m (garage)
- 325 sq.m (no garage)

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

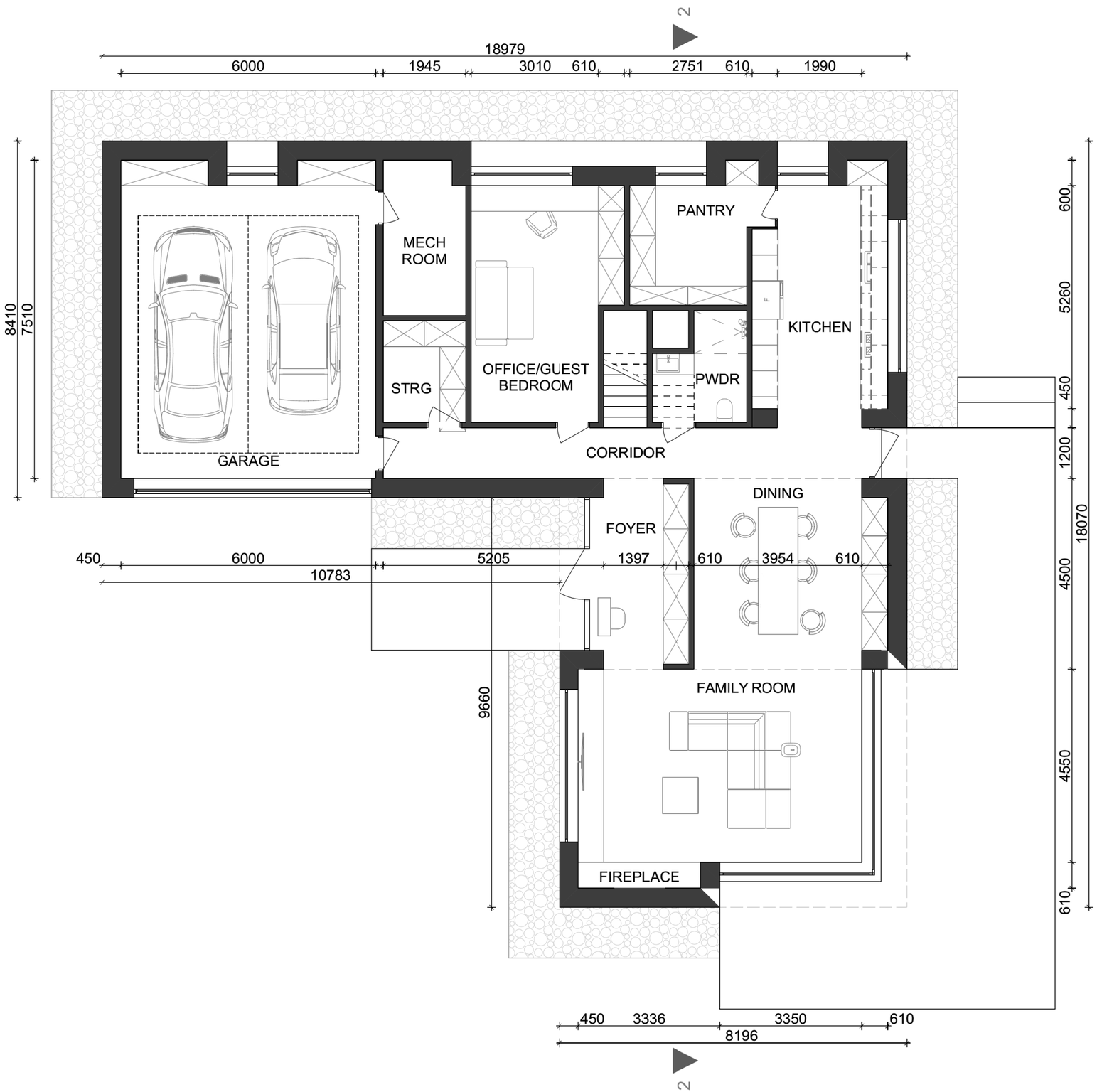
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306		VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 2. Perspective view



TOTAL GFA:
- 225.4 sq.m (garage)
- 181.6 sq.m (no garage)

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Zilfle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Zilfle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 2. Ground floor plan



TOTAL GFA:
- 143.36 sq.m

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

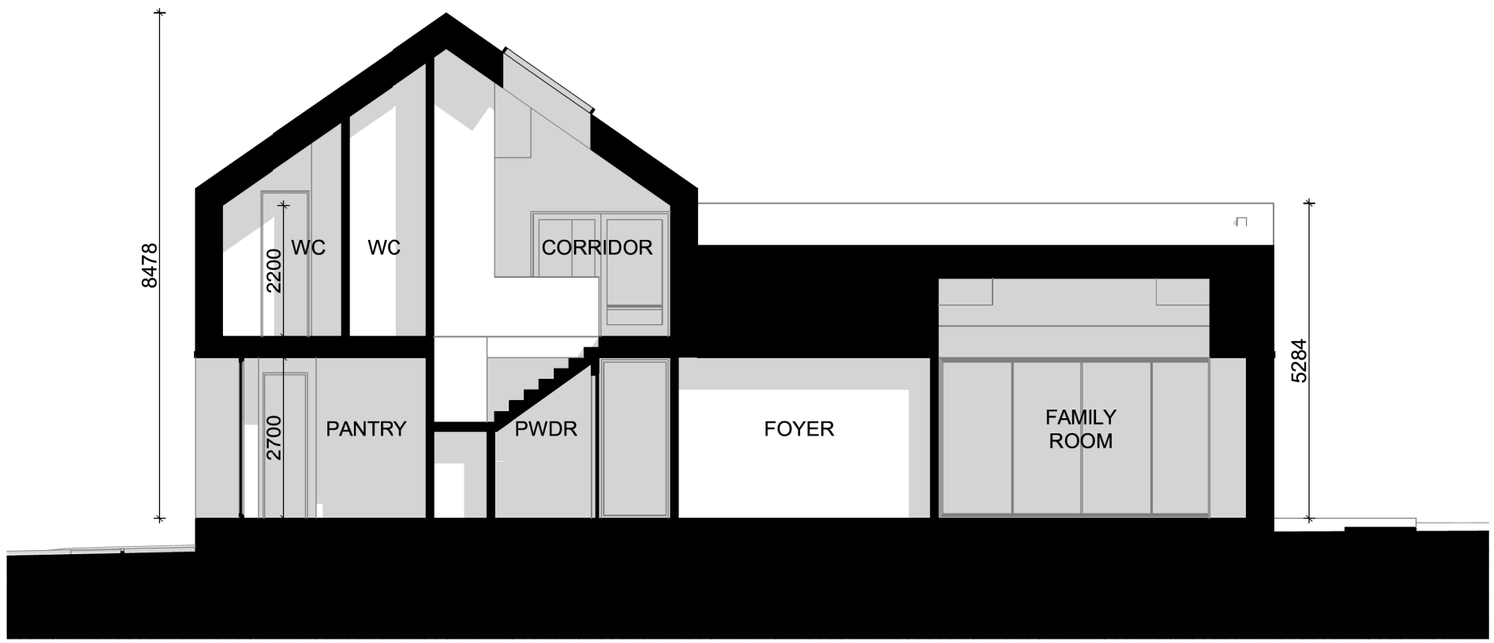
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 2. Second floor plan



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 2. Section



TOTAL GFA:
- 364.4 sq.m (garage)
- 318.4 sq.m (no garage)

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Zeffle Architects and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Zeffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

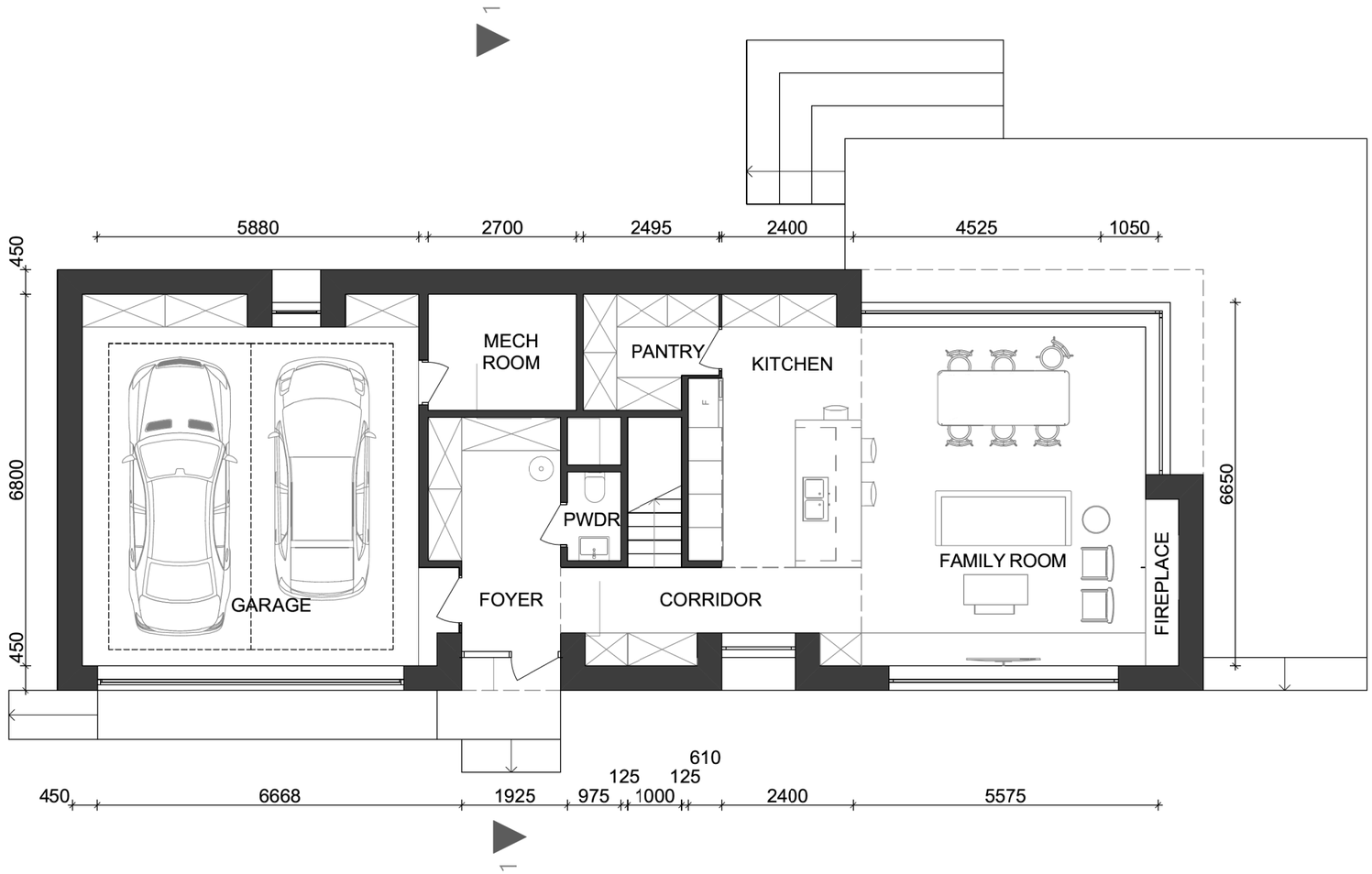
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306		VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 3. Perspective view



TOTAL GFA:
- 225.4 sq.m (garage)
- 181.6 sq.m (no garage)

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

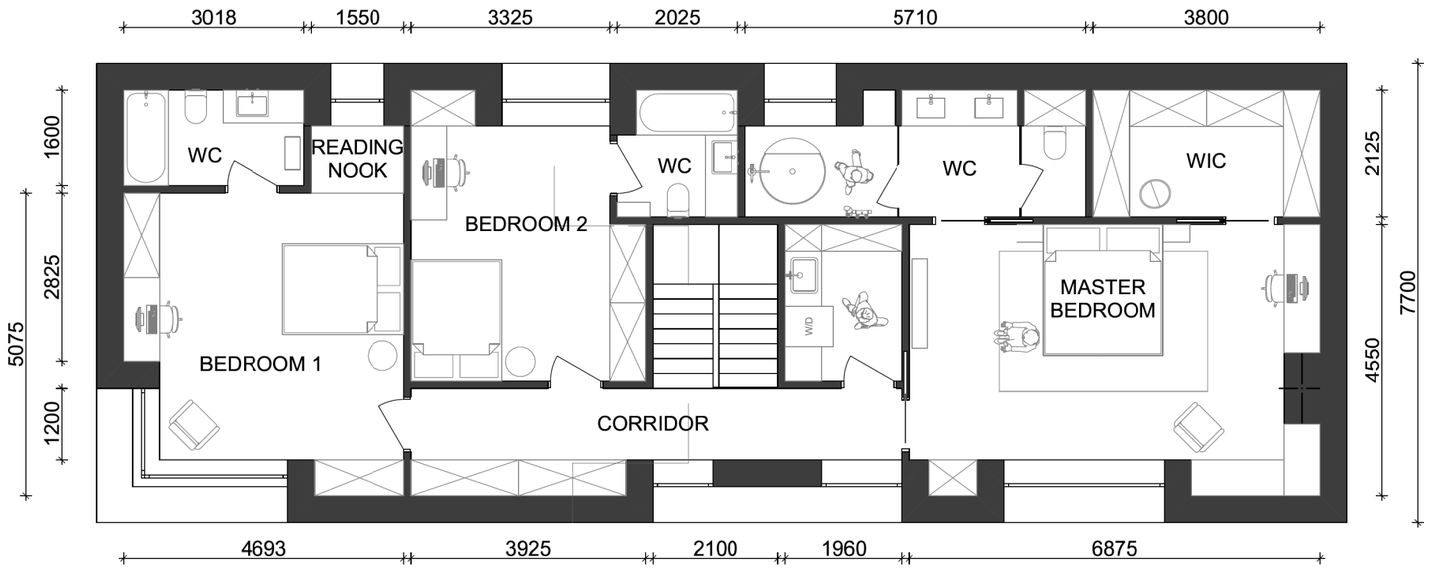
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 3. Ground floor plan



TOTAL GFA:
- 143.36 sq.m

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

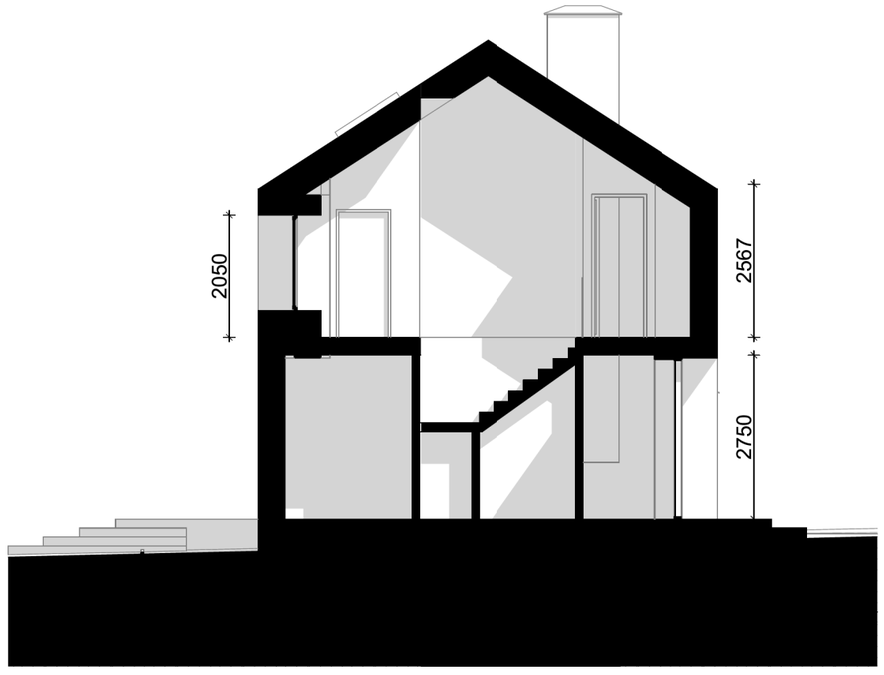
METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 3. Second floor plan



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Van Ziffle Architects and shall be used only for the project served on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless signed.

Eric Van Ziffle

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC VAN ZIFFLE
LICENCE
7507

VAN ZIFFLE
ARCHITECTS
101 COE HILL DRIVE I
Toronto I ON I M6C 1M8
416 795 1777

METRIC SCALE DRAWING

no.	issued/revised	date:
01	Prelim. Design	July, 2025

TRENT RIVER
DEVELOPMENT
TRENT HILLS, ON

2306	1:100	VZA	EVZ
PROJECT	SCALE	DRAWN	REVIEWED

Type 3. Section