

**PROPOSED ADDITIONAL CHANGES
TO TRENT HILLS ZONING BY-LAW**

MAPS

Lot 8, Concession 4 on Map 14, Rural Residential – Exception 4 (RR-4). To be updated to RR-4.H.

Current zoning is Retirement Community – Holding passed in 2002. These lands are recognized for future resource based residential development between the Trent River and Seymour Conservation Area.

The residential lots developed in this area may be with both municipal services and with individual onsite services.

The removal of the Holding Provision on these lands will be considered after the following studies and reports have been received and reviewed:

- (i) Approval from the appropriate approval agency has been received for the sewage disposal system, water system and road network to serve the retirement community.
- (ii) Circulation is made to the appropriate agencies for comment prior to the Holding Symbol (H) being removed.
- (iii) The applicant has provided and Council has approved a site plan.
- (iv) The applicant has entered into an agreement(s) with Council addressing the site plan issues and the responsibility for the operation of the sewage disposal system, water supply system and road network.
- (v) A phasing plan demonstrating the ability of the market to absorb the proposed phase as approved by Council.

Lot 7, Concession 5 on Map 23. Lands zoned C2-H will be changed to C2-H east of the identified water course and Rural Residential west of said water course.

The Holding Provision will also identify that the commercial land be developed from the south end to the north end in phases.

Lot 8, Concession 5 (now part of Plan 112) on Campbellford Map. Lands zoned C2 be changed to C2-H.

These lands should only be considered for retail commercial development after the studies have been received and reviewed but especially the retail market analysis showing any potential impact on the downtown.

Lot 9, Concession 7, High Street on Campbellford Map. Change to Residential 1 and other lands currently not shown on any zoning map as Rural but within the Campbellford urban boundary are to be added.

Lot 14, Concession 3, County Rd 25 on Map 17. Former landfill should be shown as M3.

Lot 4, Concession 8, Plan 95, 50 Front Street East, Hastings. General Commercial C1 – Exception 2 to recognize the potential for hydro electric generation and also to acknowledge that hydro electric generation has occurred in the past.

Lot 20, Concession 13 on Map 61. Parcel currently show Rural should be changed to Rural Residential as the parcel is less than 10 hectares in size.

Lot 11, Concession 5 o Campbellford Map. Plan 39M to be shown as Residential 1. The rest of this land to be shown as within the development zone.

Waste water facilities could be placed under the Waste Disposal Zone M3. This idea is supported by the Public Works Director.

Maps will be made available at the meeting to show these changes to Council.