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# Municipality of Trent Hills Notice of Public Hearing

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**This meeting will be held in-person, and members of the public may attend or may participate virtually in accordance with the Municipality of Trent Hills Procedural By-law.**

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<b>Hearing Date:</b>	Tuesday, November 5, 2024
<b>Time:</b>	6:00 p.m.
<b>Applications(s)</b>	Zoning By-law Amendment Application C19 / 2024
<b>Agent / Owner:</b>	Robert Morden
<b>Civic Address:</b>	0 Baxter Road Geographic Township of Percy
<b>Legal Description:</b>	RD Plan 104, Part 103; Concession 8, Part Lot 3
<b>Roll Number:</b>	14 35 229 040 13305

**Take Notice** that the Council for the Municipality of Trent Hills has received a complete application to consider a proposed Zoning By-Law Amendment to amend the Municipality of Trent Hills Zoning By-law 2010-105, under Section 34 of The Planning Act, R.S.O. 1990, C. p. 13.

## Description of the Proposal:

The purpose and effect of the proposed Zoning By-law Amendment is to recognize the area of an existing vacant parcel, approximately 0.2 hectares (0.5 acres) in size, or 2007.89 square metres. The current zoning of the property is Rural (RU), and is located within RD Plan 104. Under the current Zoning By-law, the lots within R.D. Plan 104 are considered to be undevelopable.

The Zoning By-law Amendment application proposes rezone the property from Rural (RU) to the Special Rural Residential Zone (SRR). The Application also proposes to amend By-law 2022-120, which introduced specific provisions for Existing Undersized Lots in R.D Plans, but also prohibited any development in RD Plan 104. The Zoning By-law amendment will create a site specific exception, permitting the development of a single detached residential dwelling on Part 103.

## Planning Act:

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

## Purpose of the Public Hearing:

The Public Hearing is held in accordance with the requirements of the Planning Act. The purpose of the meeting is for Council Members to formally hear and receive public and agency comments. The intent of this statutory Public Hearing is to receive public feedback and incorporate it into a recommendation report from Staff. **No decision will be made during this meeting.**

## Written comments (via email or in writing) before a meeting:

Residents are encouraged to make written comments or submissions before a meeting. Comments can be emailed to [planning@trenthills.ca](mailto:planning@trenthills.ca) or delivered to the Municipality of Trent Hills, 66 Front Street South, P.O. Box 1030, Campbellford, Ontario K0L 1L0.

Individuals who submit a letter and other information to Council should be aware that all information, including contact information, contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the Municipality's website.

There is a 20-day appeal period after a decision has been made. Please note, however, only the applicant, the Municipality, certain public bodies, and the Minister may appeal the decision. In order to appeal the decision to the Ontario Land Tribunal (OLT), those eligible must submit the required form to the Municipality of Trent Hills including the applicable appeal fee paid by certified cheque or money order, made payable to the Ontario Minister of Finance.

#### **Attending in-person:**

The Public Hearing will be open for the public to attend in person in the Council Chambers located on the 2<sup>nd</sup> floor of the Emergency Services Base, 50 Doxsee Avenue South, Campbellford.

#### **Attending virtually:**

Members of the public and the applicants will also be able to participate in Public Hearings through Zoom. Interested residents and applicants can register by emailing [planning@trenthills.ca](mailto:planning@trenthills.ca) with their name, phone number, and the agenda item(s) they wish to speak to, or by calling 705-653-1900 and leaving a message with their name, phone number, and the agenda item(s) they wish to speak to.

Those who have registered will be provided with the Zoom meeting information prior to the meeting date. Registration will close by 4:00 p.m. the day prior to the meeting.

The Public Hearings will be live streamed, available through the Municipality of Trent Hills [www.trenthills.ca](http://www.trenthills.ca). The video will also be posted online following the meeting in the event you were unable to watch it live at the time it occurred.

#### **How to ask a question during the meeting:**

The Chair of the meeting will open the floor to public comments. Those wishing to speak will identify themselves and will be placed in queue to provide comments at the podium. Please state your name and address for the public record.

Those registered to participate virtually will be able to provide comments and ask questions during the Public Hearing in the same manner as in-person meetings. Please identify yourself and you will be placed in queue to provide comments. Please state your name and address for the public record.

If required, instructions will be provided to members of the public who have registered to participate in the Public Hearing.

#### **How to submit comments after a meeting:**

You may submit comments following the Public Hearing, you may email your comments to [planning@trenthills.ca](mailto:planning@trenthills.ca). The Municipality requires these comments no later than seven (7) days after the meeting to ensure the comments can be reviewed by Planning Staff before they prepare a final recommendation report to Council.

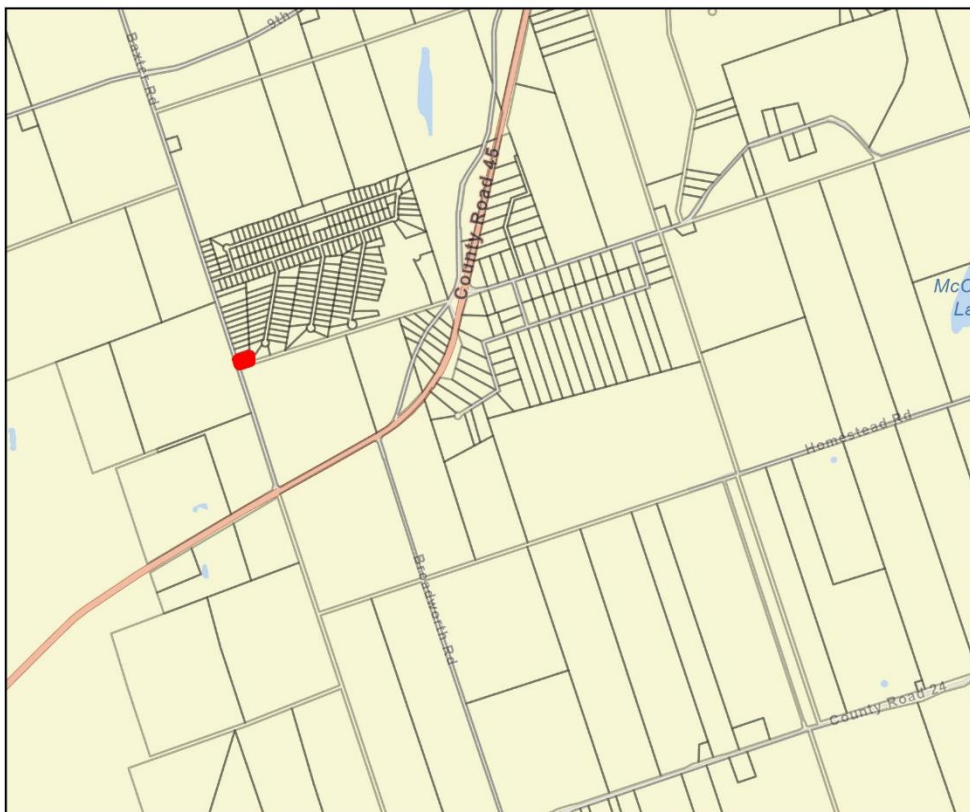
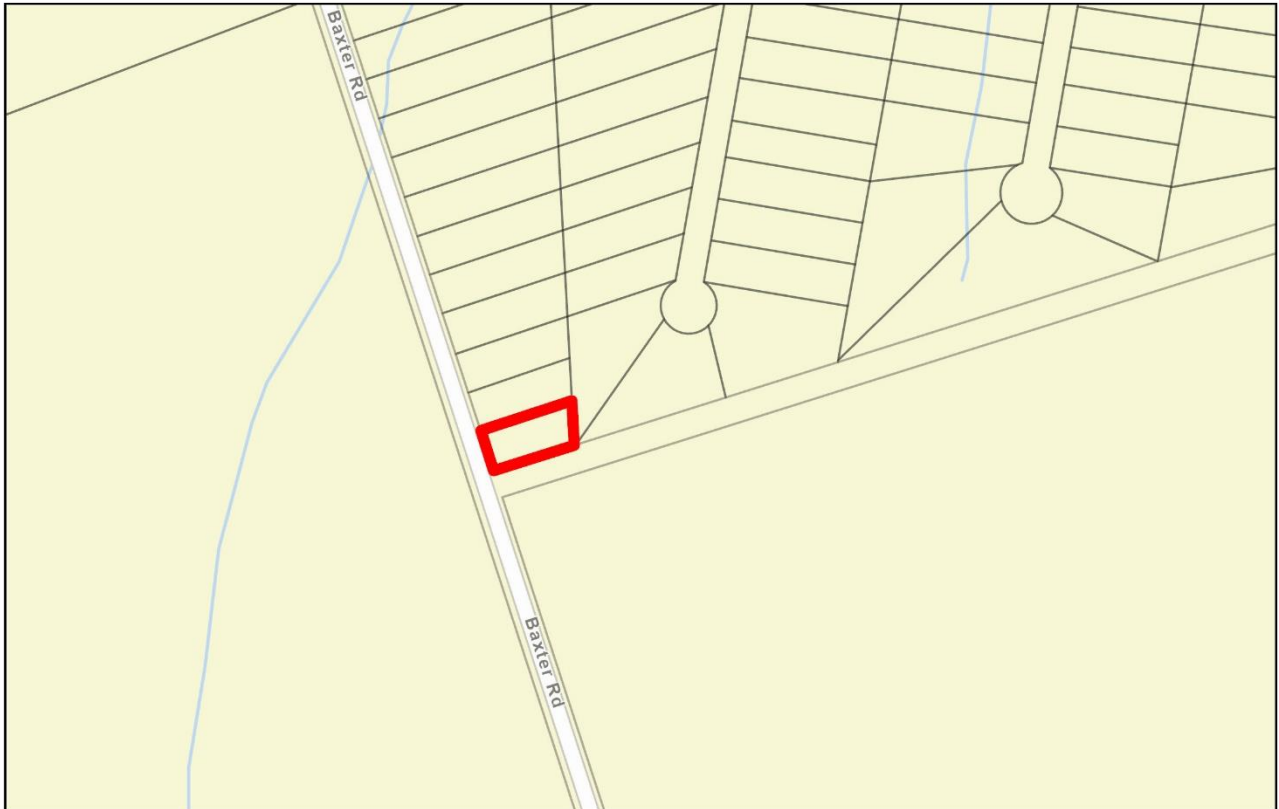
If you wish to be notified of the decision of the Municipality of Trent Hills in respect of the proposed consent, you must make a written request to the Municipality of Trent Hills, 66 Front Street, P.O. Box 1030, Campbellford, K0L 1L0.

#### **More Information:**

Additional information regarding the application is available by contacting the Municipality of Trent Hills Planning Department by email: [planning@trenthills.ca](mailto:planning@trenthills.ca).

**Dated** at the Municipality of Trent Hills this Tuesday, October 15, 2024.

Zoning By-law Amendment Application C19/2024  
Robert Morden  
R.D. Plan 104, Part 103; Concession 8, Part Lot 3  
0 Baxter Road  
Geographic Township of Percy



Legend  
Application Type  
Subject Parcel

