



Municipality of Trent Hills Notice of Public Hearing

Come for a visit. Stay for a lifestyle.

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

Hearing Date:	Tuesday, September 10, 2024
Time:	9:30 am
Applications(s)	Minor Variance Application A02/2024
Agent / Owner:	Blommer Chocolate Company / Mallot Creek Group Inc.
Civic Address:	103 Second Street, Campbellford, ON
Legal Description:	Plan 112, Block 36, Part Lot C; RP 38R-5624 Part 3
Roll Number:	14 35 100 040 17300 0000

Description of the Proposal:

Minor Variance Application A02/2024 seeks to permit relief from Parking Regulations under the Comprehensive Zoning By-law 2010-105, Section 5.22.e). A Building Permit had been accepted for an expansion to the existing structure on the subject lands, and during the zoning review process it was determined that the number of Off-Street Parking Spaces for the entirety of the subject lands was below the number required. *Manufacturing, Processing, and Assembly Uses* require one (1) parking space per 46 square metres of gross floor area, per the Parking Space Requirement Table found on Section 5.22.e) of the Zoning By-law. The proposed expansion will bring the building to a total gross floor area of 10,263.2 square metres, which would require a total of 224 parking spaces located on the subject lands. The applicant is requesting relief from this requirement, and is proposing a total of 100 Off-Street Parking Spaces, including 4 accessible spaces.

Prior to this application, Planning Staff were considering updating the parking space requirements to be in-line with those in other municipalities in Northumberland County. A review of parking space requirements found that the municipality of Trent Hills had a significantly higher parking space requirement than neighbouring municipalities. In advance of this future amendment to the Comprehensive Zoning By-law, the applicant has requested relief from the current parking space requirements in order to permit the expansion of the existing industrial use.

Relief Requested:

To permit relief from Comprehensive Zoning By-law 2020-105: Section 5.22.e) Parking Space Requirement Table – Manufacturing, Processing, and Assembly Uses. Relief is requested for the Minimum Off-Street Parking Requirements provision, to reduce the Minimum Off-Street Parking Requirements from 1 parking space per 46 square metres of gross floor area, to 1 parking space per 105 square metres of gross floor area.

Planning Act:

The subject application appears to be complete, and satisfies the requirements of Section 45 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 Members of the Committee of Adjustment Members to formally hear and receive public and agency comments and to render a decision on the above application.

A decision will be made during this meeting.

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

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

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

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

Attending in-person:

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

Attending virtually:

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

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

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

How to ask a question during the meeting:

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

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

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

How to submit comments after a meeting:

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

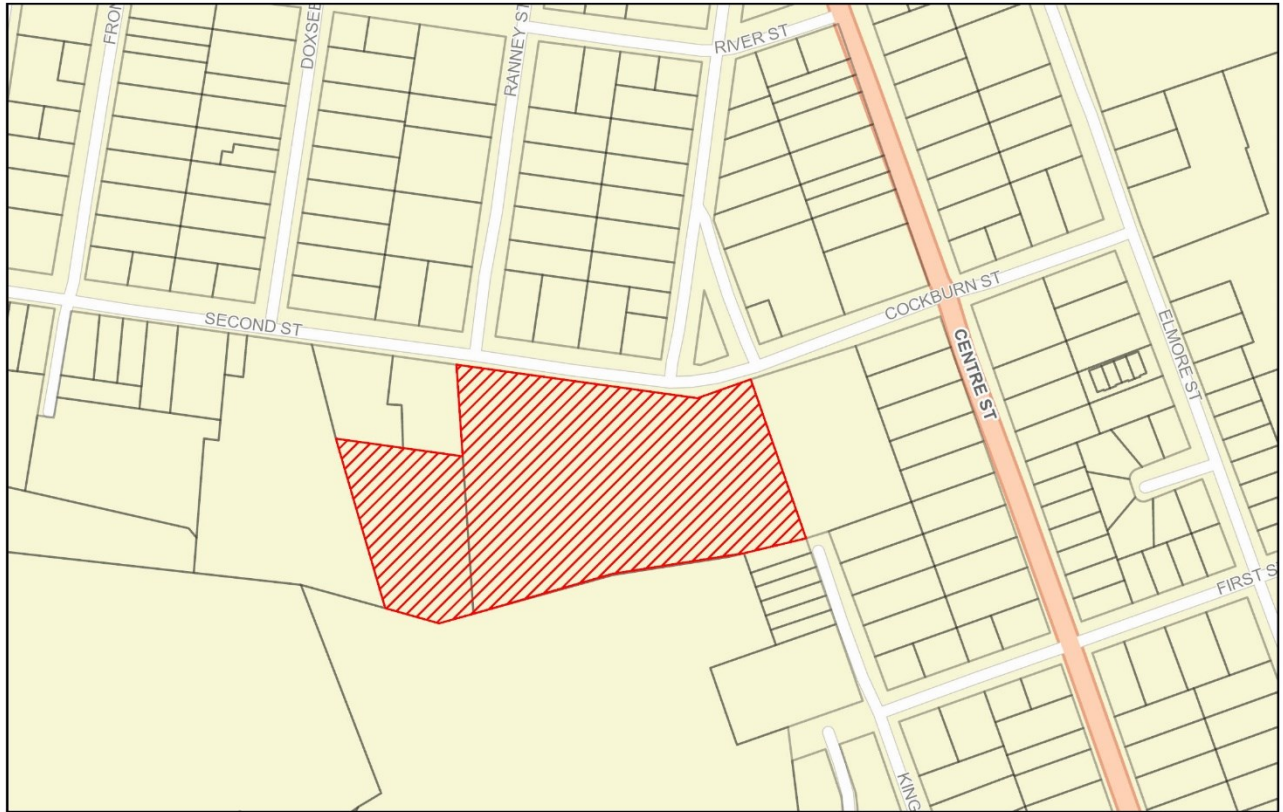
If you wish to be notified of the decision of the Municipality of Trent Hills in respect of the proposed consent, you must make a written request to the Municipality of Trent Hills, 66 Front Street, P.O. Box 1030, Campbellford, K0L 1L0.

More Information:

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

Dated at the Municipality of Trent Hills this Tuesday, August 27, 2024.

Minor Variance Application A02/ 2024
Blommer Chocolate Company / Mallot Creek Group Inc.
Plan 112, Block 36, Part Lot C; RP 38R-5624 Part 3
103 Second Street
Geographic Town of Campbellford



Legend
Application Type
— Subject Parcel

