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Municipality of Trent Hills Notice of Public Hearing

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, October 1, 2024
Time:	6:00 p.m.
Applications(s)	Zoning By-law Amendment Application C18/2024
Agent / Owner:	Sunny Life Properties Inc.
Civic Address:	0 Church Avenue / 147 Church Avenue
Legal Description:	Plan 112 Block 34, Part Lots 14 & 21, RP 39R-10816 Parts 1 & 2 Plan 112 Block 34, Part Lots 15, E/S Havelock Road
Roll Number:	14 35 100 060 07400 0000 14 35 100 060 08200 0000

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:

Subject to Severance Consent Application B28/2024, the purpose and effect of the proposed Zoning By-law is to recognize the creation of one (1) new parcel, being approximately 1.2 hectares (2.96 acres of vacant land). The current zoning of the subject lands is the Development (D) Zone and the Residential Type 1 (R1) Zones.

The proposed zoning for Severance Consent Application B28/2024 will be the Residential Type 3 Exception No. 87 (R3-TH-105-87). Notwithstanding any provision of By-law No. 2010-105, as amended, on the lands within the Residential Type 3 Exception No. 87 (TH-105-87) Zone, the following special provisions shall apply:

- a) Maximum Height of Buildings (metres)..... 15 metres

Within the Trent Hills Comprehensive Zoning By-law 2010-105, the maximum height of structures for the R3 Zone is 12.5 metres. The Trent Hills Official Plan supports a maximum height of 5 storeys, allowing Planning Staff to consider taller apartment buildings on a case-by-case basis. The zoning for the retained portion, being approximately 3.91 hectares (9.66 acres) will remain the Development (D) and Residential Type 1 (R1) Zones. The retained land is subject to Draft Approval of Subdivision SB02/2016, and will be rezoned to permit low-to-medium density residential development in the future.

Planning Act:

The subject application appears to be complete, and satisfies the requirements of Section 53 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 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.

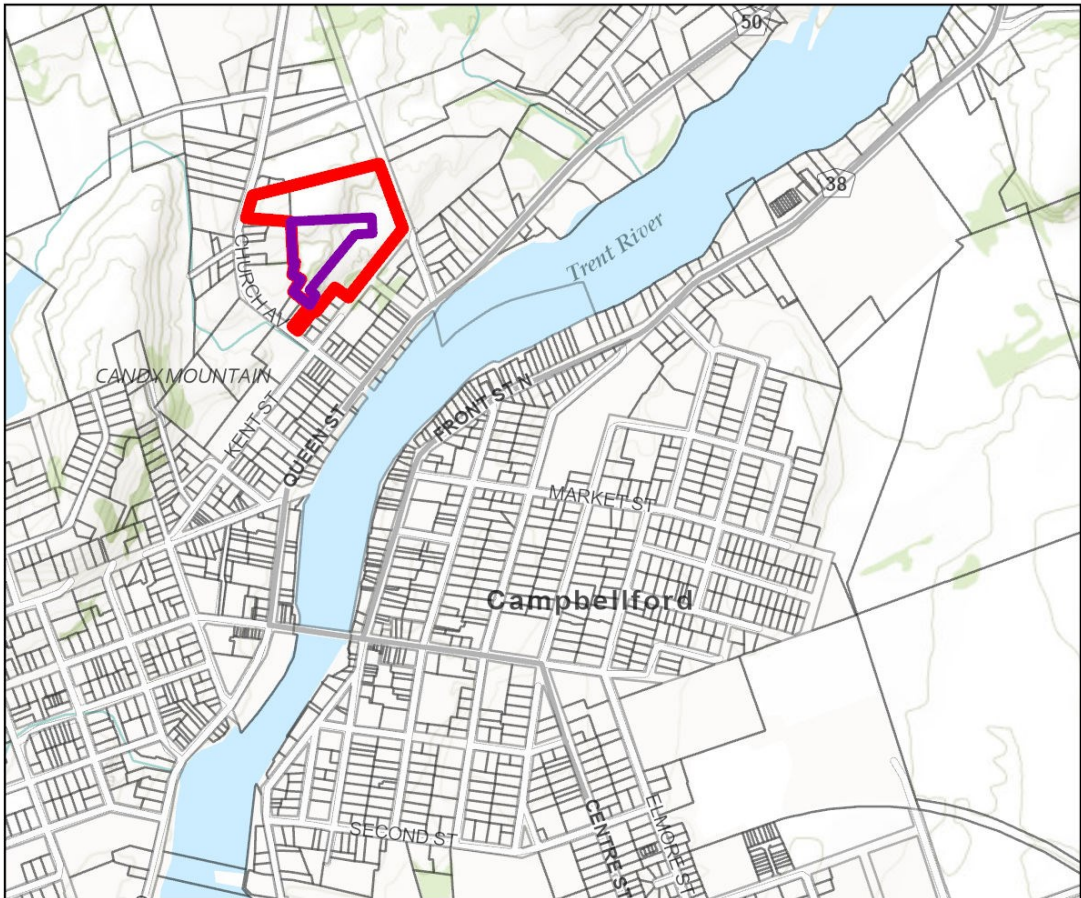
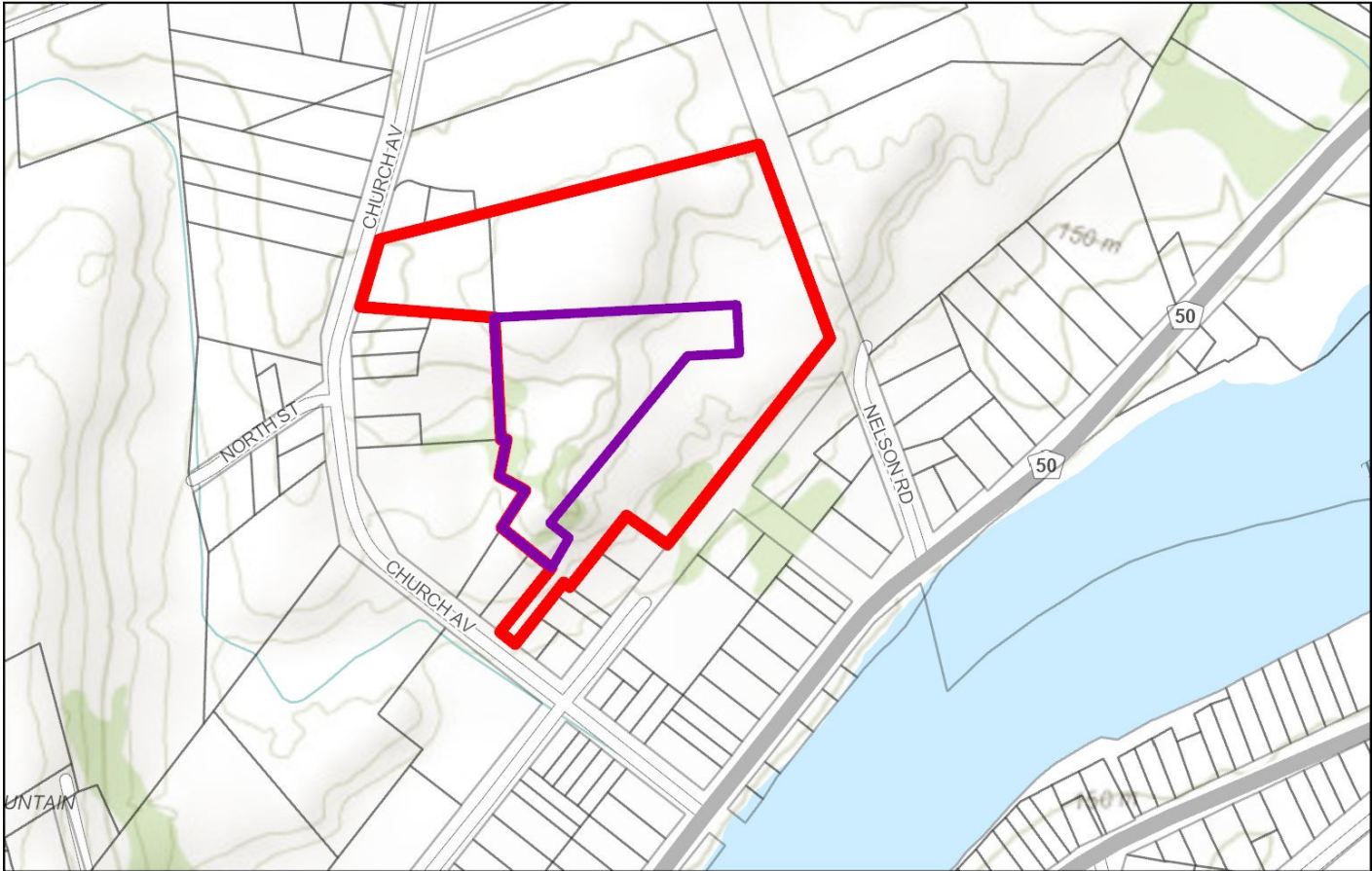
If you wish to be notified of the decision of the Municipality of Trent Hills in respect of the proposed consent, you must make a written request to the Municipality of Trent Hills, 66 Front Street, P.O. Box 1030, Campbellford, K0L 1L0.

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, September 10, 2024.

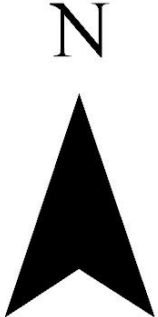
Zoning By-law Amendment C18 2024
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Plan 112 Block 34, Part Lots 14 & 21, RP 39R-10816 Parts 1 & 2 /
Plan 112 Block 34 Part Lots 15, E/S Havelock Road
0 Church Avenue / 147 Church Avenue
Town of Campbellford



Legend

Application Type

- Subject Parcel
- Proposed Severance

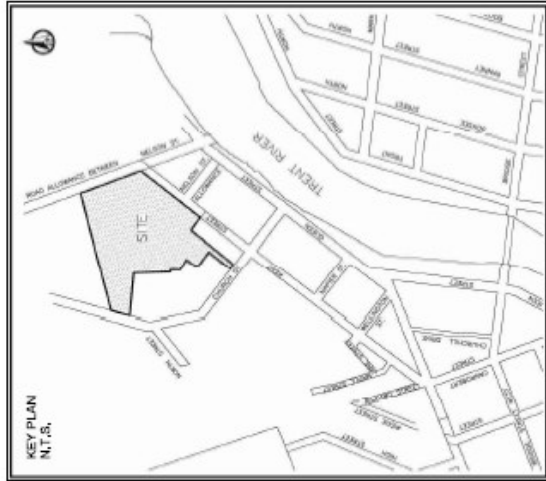


FERRIS HEIGHTS RESIDENCES

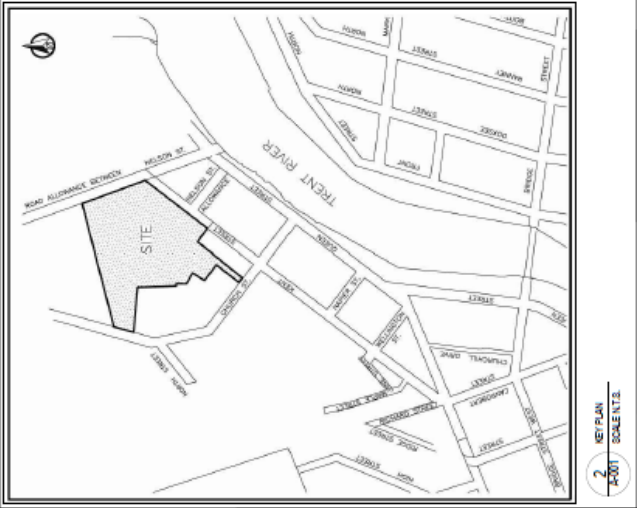
3 STOREY, 4 LEVELS APARTMENT BUILDING WITH LOWER LEVEL
CHURCH AVENUE, CAMPBELLFORD, ONTARIO



DRAWINGS LIST		
No	DRAWING	Scale
1	A-000 COVER PAGE	
2	A-001 OVERALL SITE PLAN	1:625
3	A-002 ENLARGE SITE PLAN, STATISTICS	1:300
4	A-003 OBC MATRIX, BLDG. 'A' & BLDG. 'B'	
5	A-004 OBC MATRIX, BLDG. 'C'	
6	A-101 BASEMENT FLOOR PLAN, UNIT 'MK'	1:125
7	A-102 LOWER LEVEL FLOOR PLAN	1:125
8	A-103 1ST (GROUND) FLOOR PLAN	1:125
9	A-104 2ND & 3RD TYPICAL FLOOR PLAN, ROOF PLAN	1:125
10	A-201 FRONT & REAR ELEVATIONS	1:125
11	A-302 SIDE ELEVATIONS, SECTIONS	1:125
12	A-402 UNPROTECTED OPENING CALCULATION	1:150



PRELIMINARY		COVER PAGE			
	JONATHAN WEIZEL ARCHITECT	FERRIS HEIGHTS RESIDENCES	CHURCH AVE, CAMPBELLFORD, ONTARIO	Project No: 224/09 Date: JUL 15, 2024 Drawn by: JAW Checked by: JAW	Drawing Number: A-000
SHEET NO. 002 OF 134 28 JANEVILLE ROAD Trent Hills, Ontario L4L 6Z6 Telephone: (705) 653-1900 Fax: (705) 653-5203 Email: jon@jwarchitect.com		THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL DRAWINGS. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL BASED BY THE ARCHITECT.			



2 KEYSAN
ARCHITECTS



1 OVERALL SITE PLAN
R-001 SCALE 1:250

No.	Revisions	Date	Revisors

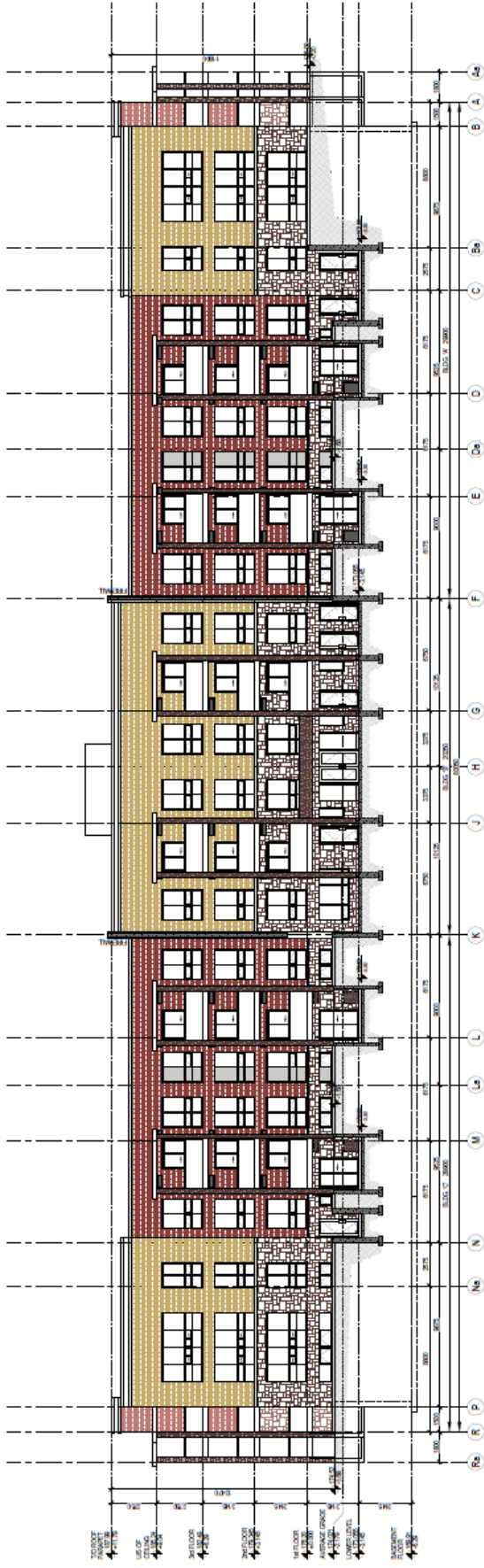
THE GENERAL CONTRACTOR SHALL
REPORT ALL ERRORS AND OMISSIONS
TO THE ARCHITECT IMMEDIATELY.
THIS DRAWING SHALL NOT BE USED FOR
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SIGNED BY THE ARCHITECT

SHEET PRINT SIZE 36" x 48"
88 JANESVILLE ROAD
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PHONE: (905) 707-1008
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WWW.JONATHANWEIZELARCHITECTS.COM
PROJECT NUMBER: 224109

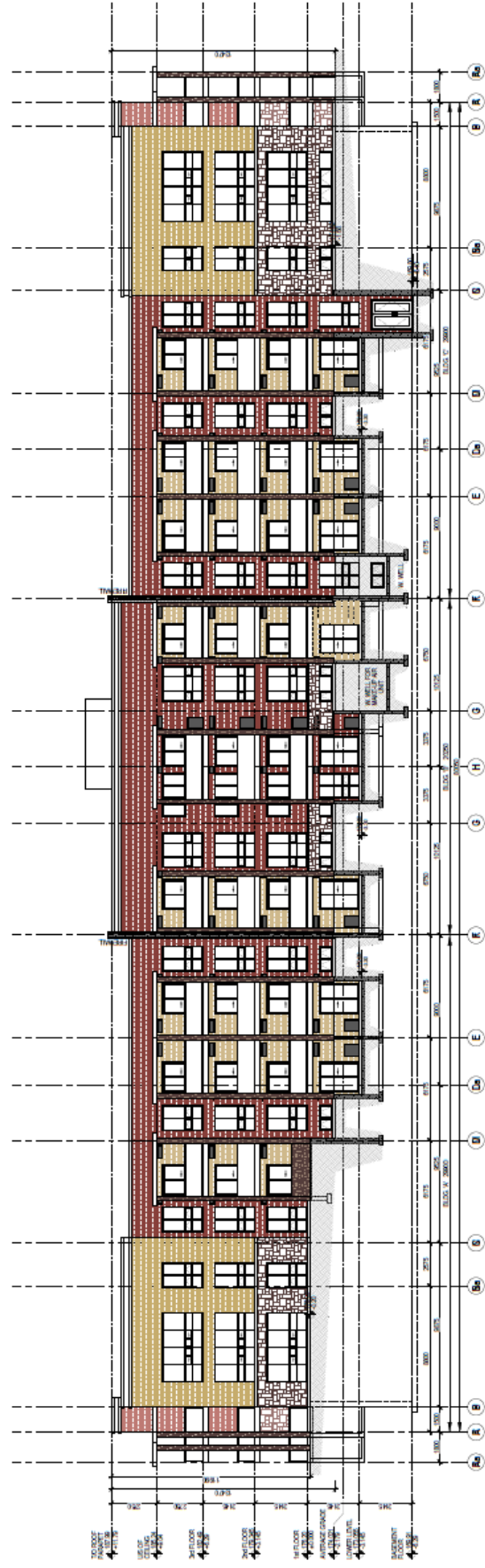
JONATHAN
WEIZEL
ARCHITECTS
ARCHITECT

FERRIS HEIGHTS
RESIDENCES
CHURCH AVE., CAMPBELLFORD, ONTARIO

PRELIMINARY
Drawing Title: OVERALL SITE PLAN
Drawing No.: A-001
Project Number: 224109
Scale: 1:250
Date: JUL 15, 2024
Drawn by: JON
Checked by: JON



1 FRONT (EAST) ELEVATION
A-301
SCALE 1:125



2 REAR (WEST) ELEVATION
A-301
SCALE 1:125

PRELIMINARY	
Drawing Title: FRONT (EAST) & REAR (WEST) ELEVATIONS	
Client: CH	Project Number: 22409
Drawn by: JIN	Scale: 1:125
Drawing Number: A-301	
Project: FERRIS HEIGHTS RESIDENCES	
Location: CHURCH AVE. CAMPBELLFORD, ONTARIO	
Architect: JONATHAN WEIZEL ARCHITECT	
Professional Seal: ARCHITECTURE ACT OF ONTARIO, REG. ARCHITECT JONATHAN WEIZEL, REG. NO. 3337	
SHEET PRINT SIZE: 36" X 24"	
78 ANNSVILLE ROAD	
Trent Hills, Ontario L4 6Z9	
Telephone: (905) 702-1888	
Facsimile: (905) 702-8874	
E-mail: info@jwarchitect.com	
The General Contractor shall check and verify all dimensions and conditions to the architect. Do not scale the drawings. This drawing is for construction purposes only. Issued by the architect.	
Revisions	Revisions