



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, October 1 st , 2024
Time:	6:00 p.m.
Applications(s)	Severance Consent Application B28/2024
Agent / Owner:	Sunny Life Properties
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 Lot 15, E/S Havelock Road 0 Church Avenue / 147 Church Avenue geographic Town of Campbellford
Roll Number:	14 35 100 060 07400 0000 14 35 100 060 08200 0000

Description of the Proposal:

Further to draft approved Subdivision SB01/2016, Severance Consent Application B28/2024 proposes to create one new parcel, being approximately 1.2 hectares / 2.96 acres of vacant land. The subject lands would support the construction of a three storey / four level residential building containing 78 - 80 units, serviced by municipal water and municipal sewer.

The retained portion, being approximately 3.91 hectares (9.66 acres) is vacant land, subject to draft approved Subdivision SB01/2016.

Zoning Amendment Application C18/2024 has been submitted in conjunction with this application.

Proposed Severed Lot	1.2 hectares / 2.96 acres
Proposed Retained Lot	3.91 hectares / 9.66 acres
Official Plan Designation	Residential Area – Campbellford Urban Centre
Current Zoning	Development (D)
Type of Severance/Consent(s)	Lot creation

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 located at 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 10th day of September, 2024.

Severance Consent Application B28/2024

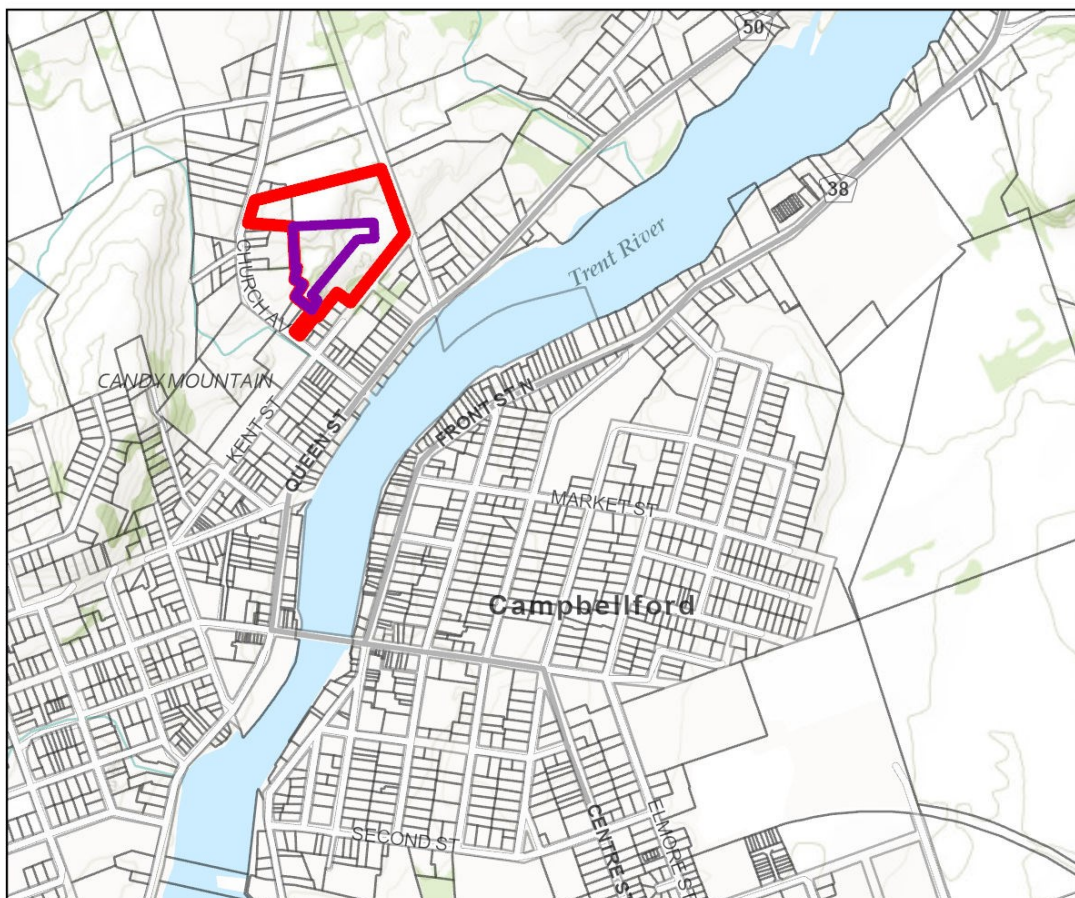
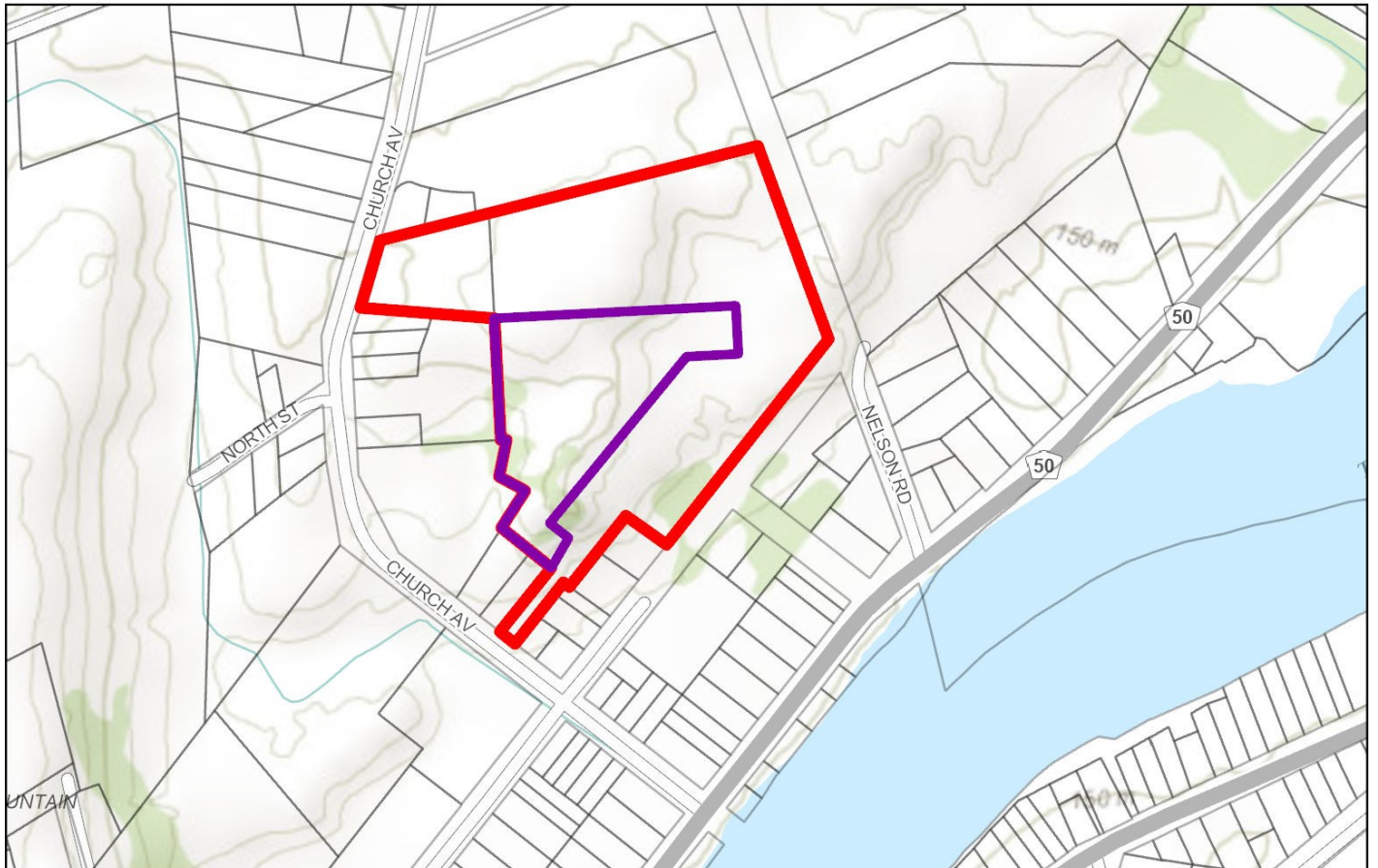
Sunny Life Properties Inc.

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

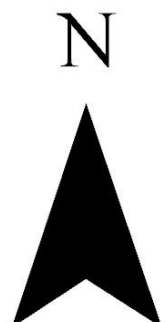
Town of Campbellford

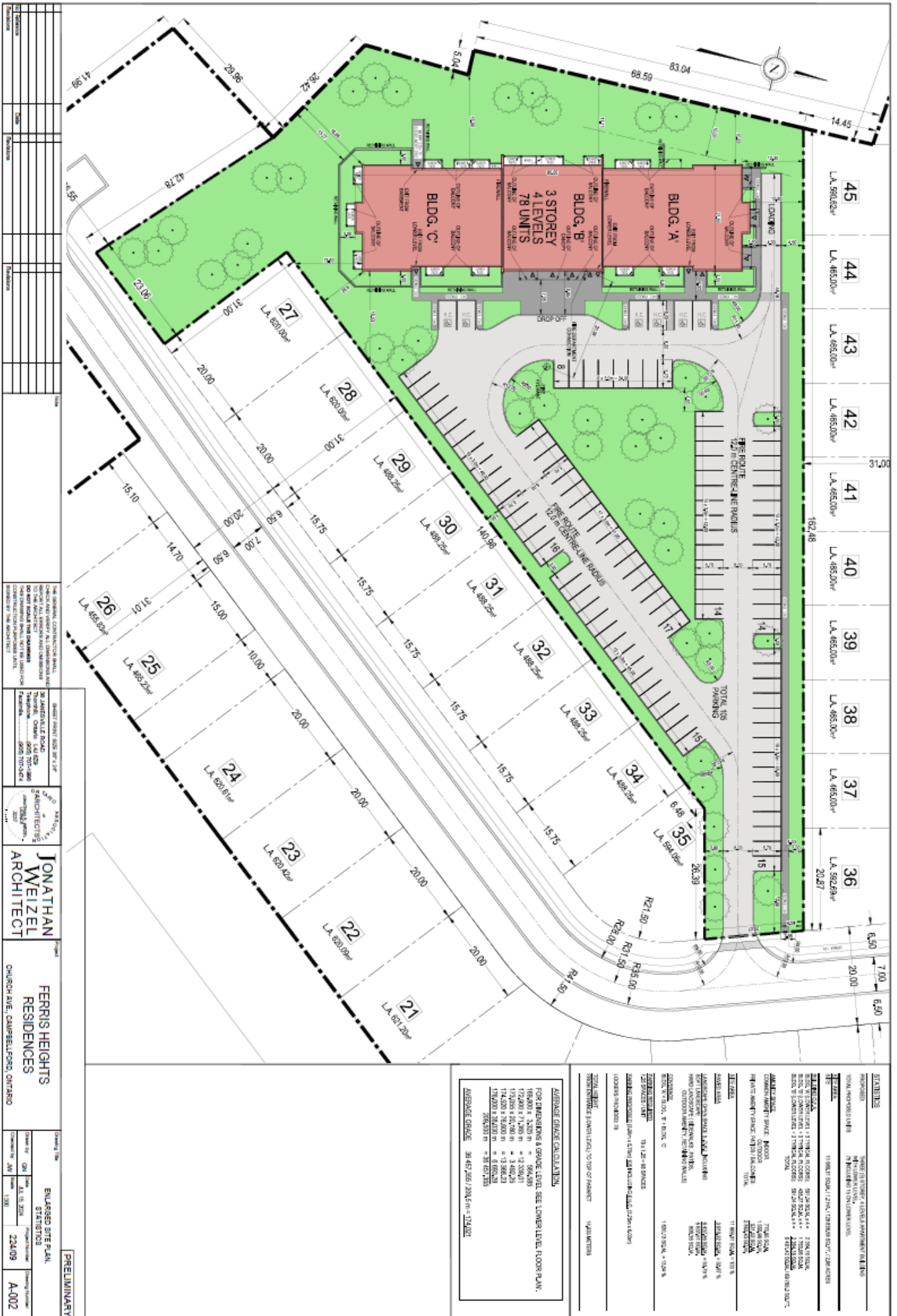


Legend

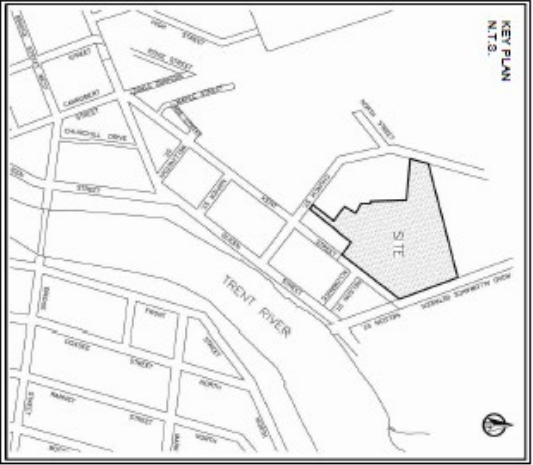
Application Type

-  Subject Parcel
-  Proposed Severance





DRAWINGS LIST	
No.	Scale
1	A-000 COVER PAGE
2	A-001 OVERALL SITE PLAN
3	A-002 ENLARGED SITE PLAN, STATISTICS
4	A-003 OBC LAYOUT BLDG. 'A' B.D.G. 'B'
5	A-004 OBC LAYOUT BLDG. 'C'
6	A-101 BASEMENT FLOOR PLAN, UNIT MIX
7	A-102 LOWER LEVEL FLOOR PLAN
8	A-103 1ST FLOOR PLAN
9	A-104 2ND & 3RD TYPICAL FLOOR PLAN, ROOF PLAN
10	A-301 FRONT & REAR ELEVATIONS
11	A-302 SIDE ELEVATIONS, SECTIONS
12	A-602 UNPROTECTED OPENING CALCULATION
	1:150



FERRIS HEIGHTS RESIDENCES

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



<p>THE ORIGINAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOT BE LIABLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE ARCHITECT'S NEGLIGENCE OR OMISSIONS.</p>	
<p>36 JAMESVILLE ROAD Campbellford, Ontario N0B 1S0 Phone: (505) 707-4147</p>	<p>Architect's Seal Jonathan Weizel Architect</p>
<p>FERRIS HEIGHTS RESIDENCES CHURCH AVE., CAMPBELLFORD, ONTARIO</p>	<p>COVER PAGE Date: JUL 15, 2024 Project Number: 224-09 Drawing Number: A-000</p>

PRELIMINARY