

# Municipality of Trent Hills Notice of Public Hearing Committee of Adjustment



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

**The Agenda will be published on August 1<sup>st</sup>, 2024, on the Municipality of Trent Hills Website: [www.trenthills.ca](http://www.trenthills.ca).**

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**Hearing Date:** Tuesday, August 13<sup>th</sup>, 2024  
**Time:** 9:30am  
**Application(s):** A01/2024  
**Agent / Owner:** 2003603 Ontario Corporation/McDonald Homes  
**Civic Address:** Homewood Avenue  
**Legal Description:** PERCY CON 12 PT LOT 13 PLAN; 51 PT PARK LOT 1 PLAN 113 PT; LOTS 27 AND 28 RP 38R591; PARTS 9 11 TO 13; Draft Plan of Subdivision Block 14; Lots 19, 20, 21 & 22 Historic Village of Hastings  
**Roll Number:** 14 35 332 030 23100

## **Purpose for Minor Variance:**

The subject lands are part of a planned subdivision by the applicant, 2003603 Ontario Corporation/McDonald Homes. During the design process for Block 14, it was determined that the design exceeded the provisions for maximum lot coverage for the R2 Zone, in part due to the unusual shape of the lots owing to the former Canadian National Railway track located along the rear of the property. Instead of redesigning the entire townhouse structure at additional costs and delays, a minor variance was pursued by the developer.

The minor variance will only apply to the townhouse block located at Block 14; it is anticipated that other developments in the subdivision will meet the provisions of the R2 Zone.

## **Relief Requested:**

1. To permit relief from Comprehensive Zoning By-law 2010-105: Section 7 – Table 2 – Provisions for Residential Uses for the Residential 2 Zone. Relief is requested for the Maximum Lot Coverage Provision, to increase the Maximum Permitted Lot Coverage from 40% of lot area to 48% of lot 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.

## **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 the Committee 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 Minister (of Municipal Affairs and Housing), or a specified person or public body that has an interest in the matter, 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.

**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.

**More Information:**

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.

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).

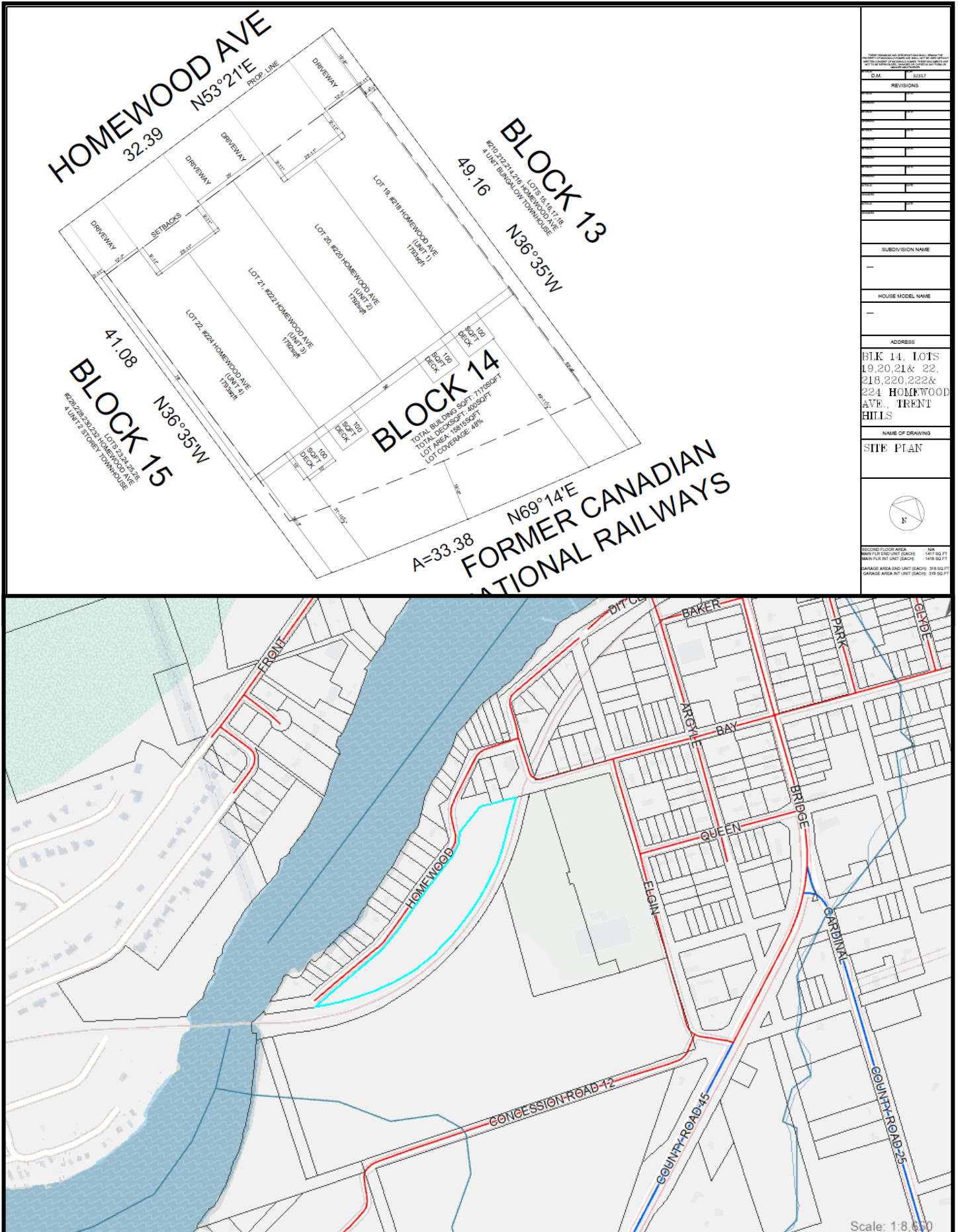
**Dated** at the Municipality of Trent Hills this 30<sup>th</sup> day of July, 2024.

**Application A01/2024  
2003603 Ontario Inc./McDonald Homes**

**Minor Variance Application A01/2024**  
 2003603 Ontario Inc./McDonald Homes

PERCY CON 12 PT LOT 13 PLAN; 51 PT PARK LOT 1 PLAN  
 113 PT; LOTS 27 AND 28 RP 38R591; PARTS 9 11 TO 13;  
 Homewood Avenue Draft Plan of Subdivision  
 Block 14; Lots 19, 20, 21 & 22

Historic Village of Hastings



D.M.	32317
REVISIONS	
SUBDIVISION NAME	
HOUSE MODEL NAME	
ADDRESS	BLK 14, LOTS 19, 20, 21 & 22, 218, 220, 222 & 224 HOMWOOD AVE., TRENT HILLS
NAME OF DRAWING	SITE PLAN
SECOND FLOOR AREA	7170 SQ FT
MAX FLD END UNIT (SACS)	1417 SQ FT
MAX FLD INT UNIT (SACS)	1418 SQ FT
GARAGE AREA INT UNIT (SACS)	318 SQ FT
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