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**File No.: D12/S07/25 & D09/S35/25**

February 27, 2026

**Notice of Applications:**

- **Draft Plan of Subdivision Approval, under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended**
- **To amend City of Quinte West Zoning By-law 14-86, as amended under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended**

**RE: Address: Vacant Property East of 144 Huffman Road, Quinte West, ON.  
SIDNEY CON 6 PT LOTS 2 AND 3 21R7266 PT PARTS 1 TO 5 RP 21R26220 PART 1  
Owner: Hastings Enterprises Inc.  
Agent: DorAnn Homes Ltd.**

**Purpose and Effect of Proposed Amendment:**

The City has received concurrent applications for Draft Plan of Subdivision (D12/S07/25) and Zoning By-law Amendment (D09/S35/25) that applies to lands located on Huffman Road, legally described as SIDNEY CON 6 PT LOTS 2 AND 3 21R7266 PT PARTS 1 TO 5 RP 21R26220 PART 1, in the former geographic Township of Sidney, now in the City of Quinte West, owned by Hastings Enterprises Inc. A Key Map is attached showing the location of the subject lands.

The application for Draft Plan of Subdivision proposes a residential subdivision consisting of 43 lots for single detached dwellings, 8 blocks for 32 townhouse units, 6 blocks for lot additions to lands to the south that are also owned by the developer; and three new internal roads. The concept plan is attached as Schedule "A".

The concurrent Zoning By-law Amendment proposes to rezone the property from the Rural (RU) Zone to a Residential Type 3 Exception X (R3-X) Zone to permit the development of a portion of the site via Draft Plan of Subdivision with single-detached dwellings and townhouse dwellings and allow for a reduction in the minimum exterior side yard setback from 5 metres to 3.5 metres. The applicant has submitted an Official Plan Amendment (D09/S36/25), which applies to the portion of the lands that are not currently located within the Frankford urban boundary. This application proposes to rezone this portion of the property to a Residential Type 3 Exception X Holding (R3-X-H) Zone, with the same reduction in the exterior side yard setback. Further, this application proposes to rezone the wetland feature and associated 30-metre setback on the property to the Environmental Protection (EP) Zone as shown on the attached Key Map.

**Public Meeting:**

Please be advised that a Public Meeting will be held by the City of Quinte West Planning Advisory Committee on **Thursday March 19, 2026 at 6:00 p.m.** in the **Council Chambers** located on the first floor of the **Municipal Offices** for the **City of Quinte West** situated at 7 Creswell Drive, Trenton, Ontario.

Alternatively, members of the public who wish to speak at the public meeting via Zoom or by telephone can register by emailing [planning@quintewest.ca](mailto:planning@quintewest.ca) or by calling 613-392-2841, extension 4907 by March 16, 2026. Registration will not be accepted after this date. Once you have notified the Planning Department, you will be provided a link that is personal to you to be able to participate in the meeting virtually. If you wish to watch the meeting online, it will be available on the City YouTube page located at: <http://bit.ly/LiveQWCouncil>. If you wish to be notified of the decision of Council for the City of Quinte West on the proposed zoning by-law amendment, you must make a written request to City of Quinte West, Planning & Development Services, and 7 Creswell Drive, Trenton, ON K8V 5R6. Written comments will also be accepted via mail or email forwarded to the undersigned prior to **February 13, 2026** so that they can be included as part of the information package provided to the Council of the City of Quinte West.

**Appeals:**

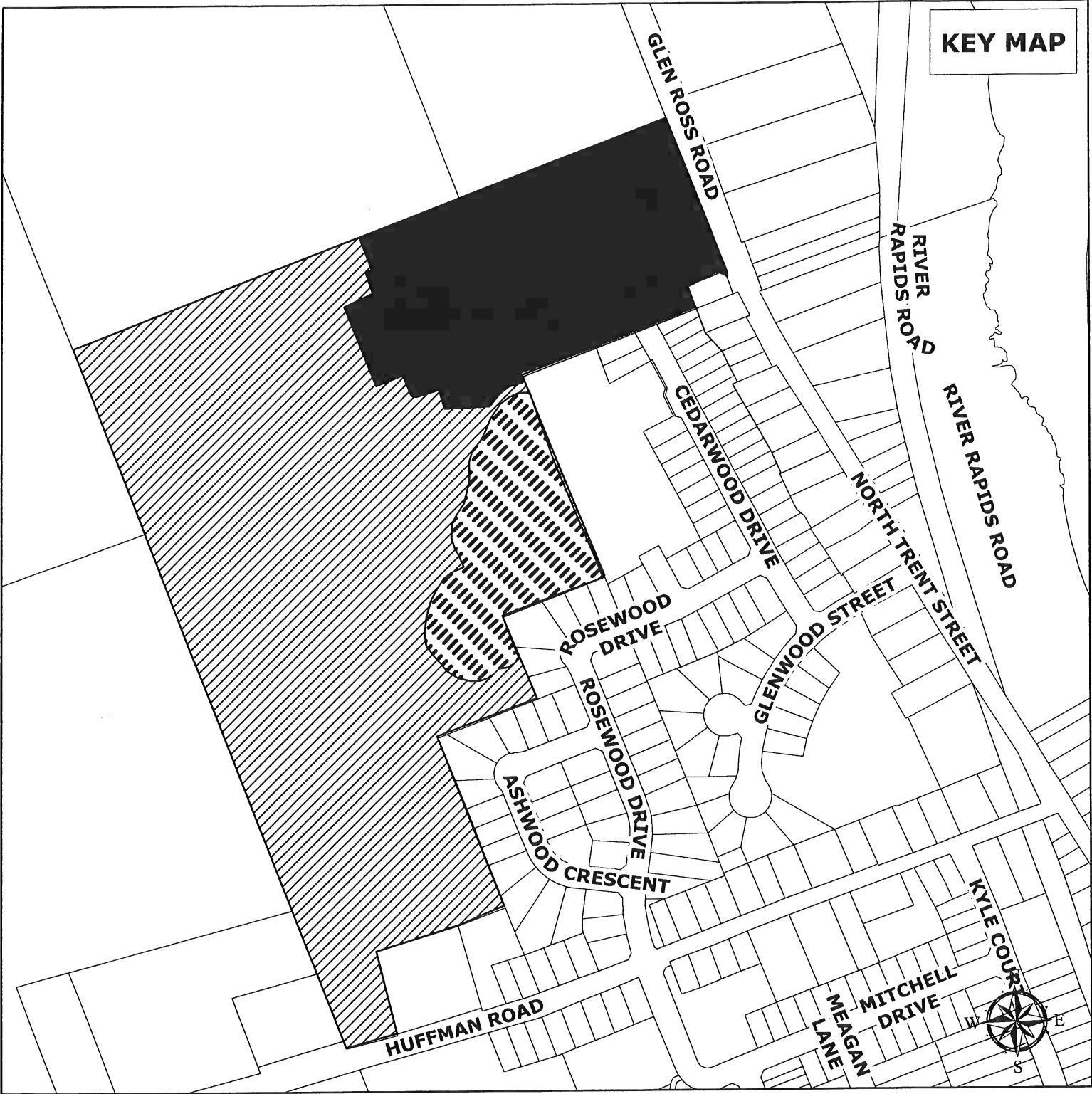
If a person or public body would otherwise have the ability to appeal the decision of Council for the City of Quinte West but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Quinte West, Planning & Development Services in respect of the proposed plan of subdivision / zoning by-law amendment / official plan amendment before the approval authority gives or refuses to give approval, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to City of Quinte West in respect of the proposed plan of subdivision or zoning by-law amendment before the approval authority gives or refuses to give approval, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Related Applications:** D12/S07/25/ and D09/S35/25

**Written Comments and/or Additional Information:**

Please note that additional information is available from City of Quinte West, Planning & Development Services between 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Administrative Offices. Written comments can be mailed to **City of Quinte West, Planning & Development Services, 7 Creswell Drive, P.O. Box 490, Trenton (Quinte West), ON K8V 5R6**. Should you have any questions regarding the application, please do not hesitate to contact the Madison Empey-Salisbury, Area Planner, at (613) 392-2841 ext. 4417 quoting file numbers: D12/S07/25 and/or D09/S35/25

**KEY MAP**



**Lands Subject to Draft Plan Approval**



**Proposed Residential Type 3 Exception X (R3-X) Zone**

**Lands Subject to Official Plan Amendment**



**Proposed Residential Type 3 Exception X Holding (R3-X-H) Zone**



**Proposed Environmental Protection Zone**

**Official Plan Amendment  
File: D09/S36/25  
Draft Plan of Subdivision  
File: D12/S07/25  
Zoning By-Law Amendment  
File: D09/S35/25  
Part Lots 2 and 3 Concession 6  
21R7266 PT Parts 1 to 5  
RP 21R26220 Part 1  
Geographic Township of Sidney  
City of Quinte West**

