

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, July 7, 2026
Time: 6:00 p.m.
Application(s): Severance Consent Applications B17/2026, B18/2026, B19/2026 & B20/2026
Zoning By-law Amendment Application C09/2026
Agent / Owner: Ryan and Kaylea Friedrich
Civic Address: 11404 County Road 45
Legal Description: Concession 10, Part Lot 9, Parts 158A, 158B and 159 to 287 of RD Plan 103, Parts 1 and 2 of 39R9752, & Percy Concession 10 Part Lot 9, RD Plan 103 Parts 153 to 157; & Percy Concession 9 Part Lot 9 Part Road Allowance RD103 Parts 288A; 288B, 288C, 289A, 289B, 289C; 290A 290B, 290C, 291A, 291B; 291C, 292, 39R9753 Parts 1 geographic Township of Percy
Roll Number: 14 35 229 040 10027 0000
14 35 229 040 10028 0000
14 35 229 040 10029 0000

Description of the Proposal:

Please note that this is a recirculation of Severance Applications B02/2024, B03/2024, B04/2024, and B05/2024, now identified as B17/2026, B18/2026, B19/2026 and B20/2026.

As originally proposed in 2024, the applications seek approval to consolidate three (3) existing parcels of land and an unopened road allowance into a single landholding. Following consolidation, the lands are proposed to be divided into six (6) parcels.

Under the proposed lot configuration, the existing dwelling and associated accessory buildings will be situated on a retained residential parcel. A separate parcel will be created to contain and protect the identified natural heritage features on the property, thereby consolidating these environmental lands into a single lot. The remaining newly created parcels are intended to function as residential building lots, each with appropriate frontage and direct access from County Road 45.

Severance Consent Application B17/2026 proposes the creation of one (1) new residential building lot comprising approximately 0.97 hectares (2.4 acres) of vacant land.

Severance Consent Application B18/2026 proposes the creation of one (1) new residential building lot comprising approximately 0.84 hectares (2.07 acres) of vacant land.

Severance Consent Application B19/2026 proposes the creation of one (1) new residential building lot comprising approximately 1.08 hectares (2.66 acres) of vacant land.

Severance Consent Application B20/2026 proposes the creation of one (1) new residential building lot comprising approximately 1.49 hectares (3.69 acres) of vacant land.

The retained parcel containing the existing dwelling and accessory buildings will have an area of approximately 4.07 hectares (10.07 acres).

The largest retained parcel will comprise approximately 32.03 hectares (79.15 acres) of vacant land containing significant natural features, including wetlands. This parcel may retain the potential for future residential development, subject to applicable planning approvals. It is proposed to merge with the unopened road allowance and the southern triangular parcel identified as Roll No. 14 35 229 040 10029 0000.

The proposal also includes the consolidation of a portion of the unopened road allowance located between Lots 7, 8, and 9, Concessions 9 and 10, in the former Township of Percy.

Zoning Amendment Application C09/2026 has been submitted in conjunction with these applications.

Proposed Severed Lot B17/2026	Approximately 48.4 metres (158.79 feet) frontage x depth of 206.3 metres (676.84 feet) 0.97 hectares (2.4 acres) of vacant land.
Proposed Severed Lot B18/2026	Approximately 41.1 metres (134.84 feet) frontage x depth of 233.5 metres (766.08 feet) 0.84 hectares (2.07 acres) of vacant land.
Proposed Severed Lot B19/2026	Approximately 47.3 metres (155.18 feet) frontage x depth of 254.2 metres (833.99 feet) 1.08 hectares (2.66 acres) of vacant land.
Proposed Severed Lot B20/2026	Approximately 56.88 metres (186.61 feet) frontage x depth of 280 metres (918.64 feet) 1.49 hectares (3.69 acres) of vacant land.
Proposed Retained Lot	Approximately 113 metres (370.74 feet) frontage x depth of 324.3 metres (1,063.98 feet) 4.07 hectares (10.07 acres) containing existing dwelling and accessory structures.
Proposed Retained Lot	Approximately 391.50 metres (1,284.45 feet) frontage x depth of 769.30 metres (2,523.95 feet) 32.03 hectares (79.15 acres) - vacant land containing natural features.
Official Plan Designation	Rural and Greenlands
Current Zoning	Rural Residential, Rural, Environmentally Sensitive, Environmental Protection
Type of Severance Consent(s)	Lot creation(s)

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.

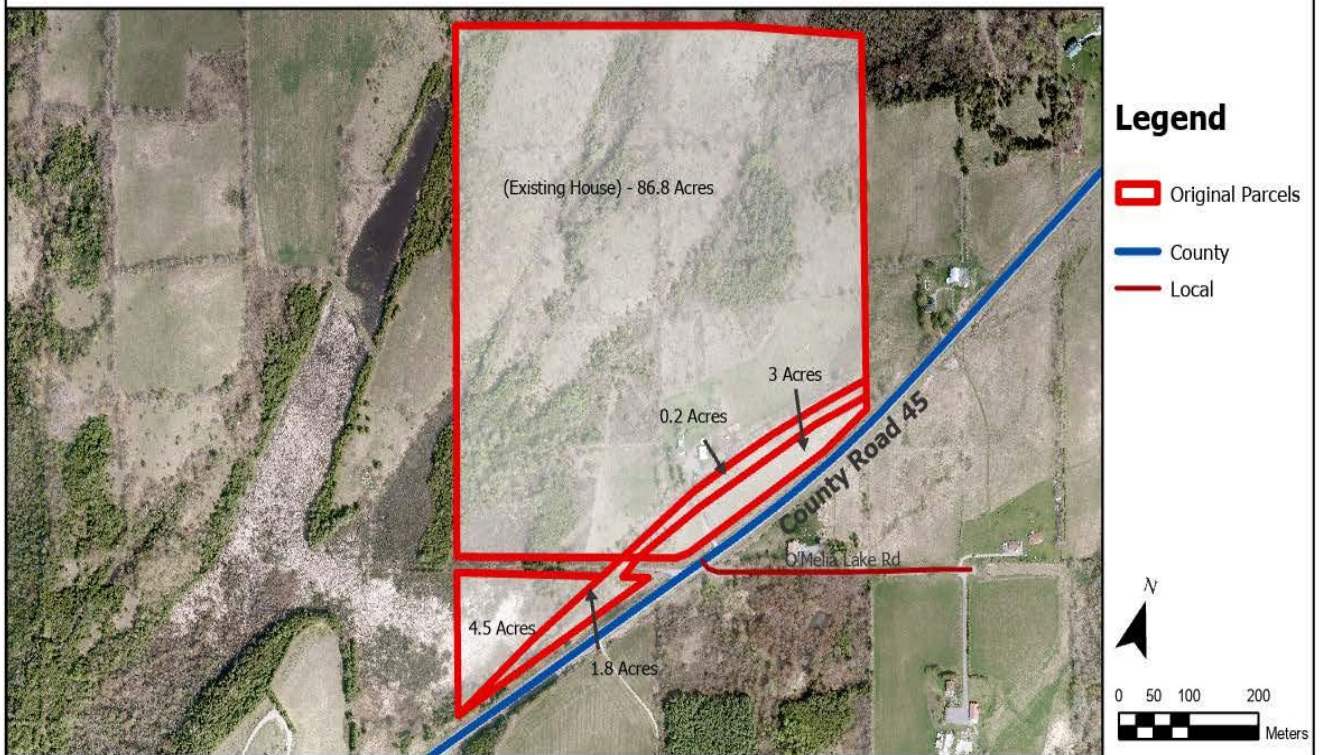
More Information:

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 17th day of June, 2026.

Severance Consent Applications B17/2026, B18/2026, B19/2026 & B20/2026
Ryan and Kaylea Friedrich
11404 County Road 45
Concession 10, Part Lot 9, Parts 158A, 158B and 159 to 287 of RD Plan 103, Parts 1 and 2 of 39R9752, & Percy Concession 10 Part Lot 9, RD Plan 103 Parts 153 to 157; & Percy Concession 9 Part Lot 9 Part Road Allowance RD103 Parts 288A;288B 288C 289A 289B 289C;290A 290B 290C 291A 291B; 291C 292, 39R9753 Parts 1
Geographic Township of Percy

Before Severance Consent:



After Severance Consent:

