

# Municipality of Trent Hills Notice of Public Hearing



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**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.**

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

**Hearing Date:** Tuesday, February 6<sup>th</sup>, 2024  
**Time:** 6:00 p.m.  
**Application(s):** Severance Consent Applications B02/2024 and B03/2024  
**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 RD103, Parts 1 and 2 of RP 39R9752 geographic Township of Percy  
**Roll Number:** 14 35 229 040 10027 0000

## Description of the Proposal:

Severance Consent Application B02/2024, proposes to create one (1) new parcel, being approximately .81 hectares (2 acres) of vacant land for residential building purposes

Severance Consent Application B03/2024 proposes to create one (1) new parcel, being approximately 2.41 hectares (5.96 acres) contains the existing residential dwelling and outbuildings.

The retained portion, being approximately 29.5 hectares (73.04 acres) of vacant land for residential building purposes.

The development proposal includes requesting the establishment of a new Municipal road, utilizing the existing road base of the relocated County road. The quoted frontages will be established on the constructed road.

Zoning Amendment Application C02/2024 has been submitted in conjunction with these applications.

Proposed Severed Lot B02/2024	Approximately 84.2 meters (276.25 feet) frontage x 124.2 meters (407.48 feet) deep x irregular shape - .81 hectares (2 acres) – vacant land
Proposed Severed Lot B03/2024	Approximately 144.6 metres (474.41 feet) frontage x 247.9 metres (813.32 feet) deep x irregular shape - 2.41 hectares (5.96 acres) - existing residential dwelling and outbuildings
Proposed Retained Lot	Approximately 230.2 meters (755.25 feet) split frontage x 676.41 meters (2219.19 feet) deep x irregular shape – 29.5 hectares (73.04 acres) – vacant land
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](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 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 2<sup>nd</sup> 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](mailto: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](http://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](mailto: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](mailto:planning@trenthills.ca).

**Dated** at the Municipality of Trent Hills this 16<sup>th</sup> day of January, 2024.

**Application B02/2024 and B03/2024  
Ryan and Kaylea Friedrich**

**Severance Consent Applications B02/2024 & B03/2024**  
**Ryan and Kaylea Friedrich**  
**Concession 10, Part Lot 9, Parts 158A, 158B and 159 to 287 of**  
**RD103, Parts 1 and 2 of RP 39R9752**  
**11404 County Road 45**  
**geographic Township of Percy**

