

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, April 1, 2025
Time: 6:00 p.m.
Application(s): Severance Consent Applications B02/2025 and B03/2025
Agent / Owner: Xiaoyu Bai and Yucheng Du
Civic Address: 5866 County Road 25 / Concession Road 11 West
Legal Description: Concession 10, Part Lots 14 and 15, being Part 8 on RP 39R-863, Geographic Township of Percy
Roll Number: 14 35 229 040 00665 0000

Description of the Proposal:

Severance Consent Application B02/2025 proposes to create one (1) new parcel, being approximately 40 acres (vacant land), from approximately 143 acres, for residential building purposes.

Severance Consent Application B03/2025 proposes to create one (1) new parcel, being approximately 61 acres (vacant land), from approximately 143 acres, for residential building purposes.

The retained portion, being approximately 42 acres, contains the existing residential dwelling and outbuildings.

Note: these proposed severances were previously approved through Severance Consent Applications B08/2020 and B09/2020. As the required conditions were not completed within the legislated time period, the severance consent applications officially lapsed.

Proposed Severed Lot B02/2025	1837 ft (560 m) frontage x 2001 ft (610 m) deep x Irregular 40 acres (16.19 hectares) – vacant land
Proposed Severed Lot B03/2025	1476 ft (450 m) frontage x 1936 ft (590 m) deep x Irregular 61 acres (24.69 hectares) – vacant land
Proposed Retained Lot	984 ft (300 m) frontage x 2001 ft (610 m) / 1936 ft (590 m) x Irregular 42 acres (16.99 hectares) – existing residential dwelling and outbuildings
Official Plan Designation	Rural Policy Area
Current Zoning	Rural, Environmental Protection, Environmentally Sensitive
Type of Severance Consents	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, 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 11th day of March, 2025.

Severance Consent Applications B02/2025 and B03/2025
Xiaoyu Bai and Yucheng Du
Part of Lots 14 and 15, Concession 10, being Part 8 on RP 39R-863
5866 County Road 25 / Concession Road 11 West
Former Township of Percy

