

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, August 4th, 2026
Time: 6:00 p.m.
Application(s): Severance Consent Application B16/2026
Agent / Owner: Kory Nicholson and Brooke Nicholson
Civic Address: 1255 11th Line West
Legal Description: Concession 10, Part Lot 9
Geographic Township of Seymour
Roll Number: 14 35 134 020 17700 0000

Description of the Proposal:

Severance Consent Application B16/2026 proposes to create one (1) new parcel approximately 20.23 hectares (50 acres) in size. The proposed severed parcel will contain the existing dwelling and associated outbuildings and will be created from the original property, which is approximately 46.24 hectares (114.27 acres) in area.

The retained parcel will be approximately 26 hectares (64.27 acres) and will consist of vacant agricultural land. The retained parcel is intended to remain in agricultural use, with any future residential development required to be accessory to the agricultural operation and subject to applicable planning policies and regulations.

Under the municipally initiated Official Plan Amendment No. 13, the creation of farm parcels smaller than 40 hectares (100 acres) within the Prime Agricultural designation may be permitted where it can be demonstrated that:

- Both the retained and severed parcels will continue to be used primarily for agricultural purposes; and
- The resulting smaller farm parcel will remain a viable agricultural operation.

The subject lands are zoned Agriculture (A), Environmental Protection (EP), and Environmental Sensitive (ES). The property is designated Prime Agricultural Lands and Greenlands System within the Trent Hills Official Plan.

Proposed Severed Lot	Approximately 406 meters (1,332.02 feet) frontage Approximately 20.23 hectares (50 acres) containing a dwelling and outbuildings
Proposed Retained Lot	Approximately 60 meters (196.85 feet) frontage Approximately 26 hectares (64.27 acres) – vacant farmland, woodland & wetland features
Official Plan Designation	Prime Agricultural Lands / Greenlands System
Current Zoning	Agricultural / Environmental Protection / Environmental Sensitive
Type of Severance Consent(s)	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.

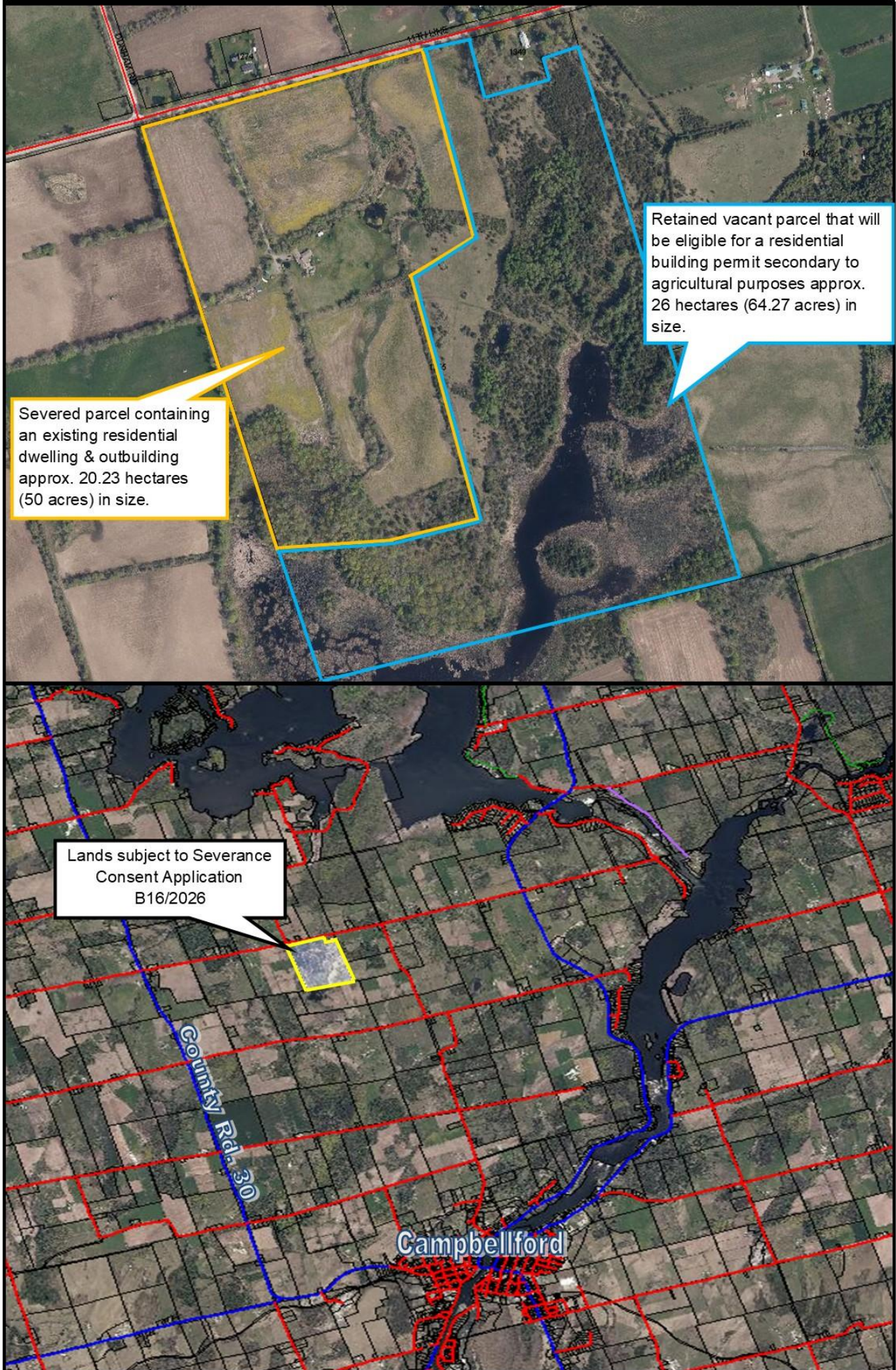
If you wish to be notified of the decision of the Municipality of Trent Hills in respect of the proposed consent, you must make a written request to the Municipality of Trent Hills, 66 Front Street, P.O. Box 1030, Campbellford, K0L 1L0.

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 15th day of July, 2026.

Severance Consent Application B16/2026
 Kory Nicholson and Brooke Nicholson
 1255 11th Line West
 Concession 10, Part Lot 9
 Geographic Township of Seymour



*Sketch subject to change

Municipality of Trent Hills

P.O. Box 1030, 66 Front Street South, Campbellford, ON K0L 1L0
 t: 705.653.1900 f: 705.653.5203

trenthills.ca