

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, June 3 rd , 2025
Time:	6:00 p.m.
Application(s):	Severance Consent Application B04/2025 Severance Consent Application B05/2025
Agent / Owner:	Oak Heights Vista Inc. / Ron Schlumpf
Civic Address:	Concession Road 2 West
Legal Description:	<p>B04/2025 Concession 2, Part Lot 6, 39R-14139 Part 2 Concession 2, Part Lot 6 (Benefitting Parcel) Geographic Township of Percy</p> <p>B05/2025 Concession 2, Part Lot 6 Concession 2, Part Lot 5 (Benefitting Parcel)</p>
Roll Number:	<p>B04/2025 14 35 229 010 17603 0000 14 35 229 010 17500 0000 (Benefitting Parcel)</p> <p>B05/2025 14 35 229 010 17500 0000 14 35 229 010 17100 and 14 35 229 010 17300 (Benefitting Parcels)</p>
Description of the Proposal:	<p>Severance Consent Application B04/2025 and Severance Consent application B05/2025 have been submitted simultaneously, for a lot line adjustment / lot addition as well as the creation of a new lot. The lot line adjustment / lot addition will ensure proper access to the proposed new lot.</p> <p>The applicant has recently completed the purchase of a municipal road allowance, identified as Parts 2, 5, 6 and 7 on Registered Plan 39R-14784 (see attached). Due to the regulations within the Planning Act, Parts 2 and 7 merged with the lands to the west (under the ownership of the applicant), being Roll # 14 35 229 010 17500 0000 (PIN 51229-0214); Parts 5 and 6 merged with the lands to the west (under the ownership of the applicant), being Roll # 14 35 229 010 17603 0000 (PIN 51229-0490).</p> <p><u>Severance Consent Application B04/2025:</u> Based on the above, Parts 5 and 6 on Registered Plan 39R-14784 now require severance from the lands to the west and will be included as part of the overall access to the lands to the north. At the same time, Part 4 will be severed and added to the access, which will ensure the entrance has the required width to comply with the Trent Hills Entrance Policy. Part 3 will also be severed and added to the access, as the existing laneway travels over Part 3. The final result will create one parcel, being Parts 3, 4, 5, 6 and 7, as a proper access for the proposed parcel under Severance Consent Application B05/2025.</p> <p><u>Severance Consent Application B05/2025:</u> Further to the above, Severance Consent Application B05/2025 proposes to create one new parcel, being approximately 4.76 hectares (11.76 acres), which includes Parts 3, 4, 5, 6 and 7 on Registered Plan 39R-14784. The retained parcel, being approximately 29.68 hectares (73.35 acres), is vacant land and will merge with the adjacent property to the west, creating an overall parcel of 105.04 hectares (259.55 acres) of vacant land. The consolidation of these parcels will ensure the wetlands remain together and will provide road frontage on Concession Road 2 West.</p>

Zoning Amendment Application C04/2025 has been submitted in conjunction with these applications.

Official Plan Designation	Rural Policy Area and Greenlands
Current Zoning	Rural / Environmentally Protected / Environmentally Sensitive
Type of Severance Consent(s)	B04/2025: Lot Line Adjustment / Lot Addition B05/2025: Creation of a New Lot

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 13th day of May, 2025.

Severance Consent Applications B04/2025 and B05/2025
Oak Heights Vista Inc. / Ron Schlumpf
Concession 2 Part Lot 6, 39R-14139 Part 2
Concession 2 Part Lot 6
0 Concession 2 West / 0 Concession 2 West
geographic Township of Percy



