

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.

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| Hearing Date: | Tuesday, May 6 th , 2025 |
| Time: | 6:00 p.m. |
| Application(s): | Severance Consent Applications B06/2025, B07/2025, B08/2025, B09/2025 |
| Agent / Owner: | Steven & Jacqueline Shute (Applicant & Agent) / Kelly Bryce & Jeffrey Weekes / Brian & Valerie Pridmore / Michael Pridmore & Tijana Popovic-Pridmore / George Dean (Applicants / Benefitting Parcel Owners) |
| Civic Address: | 44 Nicholas Road (Originating Parcel) 499 Canal Rd. / 0 Canal Rd. / 523 Canal Rd. / 469 Canal Rd. (Benefitting Parcels) |
| Legal Description: | Concession 10 North, Part Lot 16; Part Road Allowance, 39R9184 Geographic Township of Seymour (Originating Parcel) |
| Roll Number: | 14 35 134 020 12000 (Shute, Originating Parcel) 14 35 134 020 12300 (Bryce / Weekes) 14 35 134 020 11900 (V. & B. Pridmore) 14 35 134 020 11800 (M. Pridmore / T. Popovic-Pridmore) 14 35 134 020 10900 (Dean) |

Description of the Proposals:

Severance Consent Application B06/2025 proposes a lot line adjustment / lot addition from the originating parcel known as 44 Nicholas Road, Roll # 14 35 134 020 12000 0000 to 499 Canal Road, Roll #14 35 134 020 12300 0000. Approximately 2.72 acres (1.10 hectares) of vacant land from the originating parcel will merge to the adjacent lands to the east, legally described as Concession 10 Part Lot 17, 38R4614; PARTS 1, 2, 3, 5, AND PART 4, current size is approximately 0.82 acres (0.33 hectares) with an existing residential dwelling.

Severance Consent Application B07/2025 proposes a lot line adjustment / lot addition from the originating parcel known as 44 Nicholas Road, Roll # 14 35 134 020 12000 0000 to 0 Canal Road, Roll #14 35 134 020 11900 0000. Approximately 0.94 acres (0.38 hectares) of vacant land from the originating parcel will merge to the adjacent lands to the east, legally described as Concession 10 South, Part Lot 17, current size is approximately 0.39 acres (0.14 hectares) of vacant land.

Severance Consent Application B08/2025 proposes a lot line adjustment / lot addition from the originating parcel known as 44 Nicholas Road, Roll # 14 35 134 020 12000 0000 to 523 Canal Road, Roll #14 35 134 020 11800 0000. Approximately 1.36 acres (0.55 hectares) of vacant land from the originating parcel will merge to the adjacent lands to the east, legally described as Concession 10, Part Lots 16 & 17, current size is approximately 0.30 acres (0.12 hectares) with an existing residential dwelling.

Severance Consent Application B09/2025 proposes a lot line adjustment / lot addition from the originating parcel known as 44 Nicholas Road, Roll # 14 35 134 020 12000 0000 to 469 Canal Road, Roll # 14 35 134 020 10900 0000. Approximately 5.83 acres (2.36 hectares) of vacant land from the originating parcel will merge to the adjacent lands to the east, legally described as Concession 10 Part Lot 17 and 38R4614 Part 6, current size is approximately 0.92 acres (0.37 hectares) of vacant land.

The total retained portion of the originating parcel, being approximately 111.07 acres (44.95 hectares) which contains an existing residential detached dwelling and outbuildings.

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| Proposed Lot Line Adjustment B06/2025 | Lot line adjustment / lot addition Approximately 2.72 acres merging with adjacent 0.82 acres = 3.54 acres of land containing a single detached dwelling with the approximate frontage of 31.00 meters (101.71 feet) on Canal Road |
| Proposed Lot Line Adjustment B07/2025 | Lot line adjustment / lot addition Approximately 0.94 acres merging with adjacent 0.39 acres = 1.33 acres of vacant land with the approximate frontage of 33.7 meters (110.57 feet) on Canal Road |
| Proposed Lot Line Adjustment B08/2025 | Lot line adjustment / lot addition Approximately 1.36 acres merging with adjacent 0.30 acres = 1.66 acres of land containing a single detached dwelling with the approximate frontage of 65.1 meters (213.58 feet) on Canal Road |
| Proposed Lot Line Adjustment B09/2025 | Lot line adjustment / lot addition Approximately 5.83 acres merging with adjacent 0.92 acres = 6.75 acres of vacant land with the approximate frontage of 104.2 meters (341.86 feet) on Canal Road |
| Proposed Retained Lot | Approximately 260 meters (853.02 feet) of frontage on Nicholas Road x 938 meters (3051.18 feet) deep. Approximately 111.07 acres (44.95 hectares) Contains a dwelling and outbuildings |
| Official Plan Designation | Rural Policy Areas and Greenlands |
| Current Zoning | Rural Residential, Rural, Environmentally Sensitive, Environmental Protection (Originating Parcel), Shoreline Residential, Environmental Protection, Environmentally Sensitive (Benefitting Parcels) |
| Type of Severance Consent(s) | Lot Line Adjustment / Lot Addition |

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.

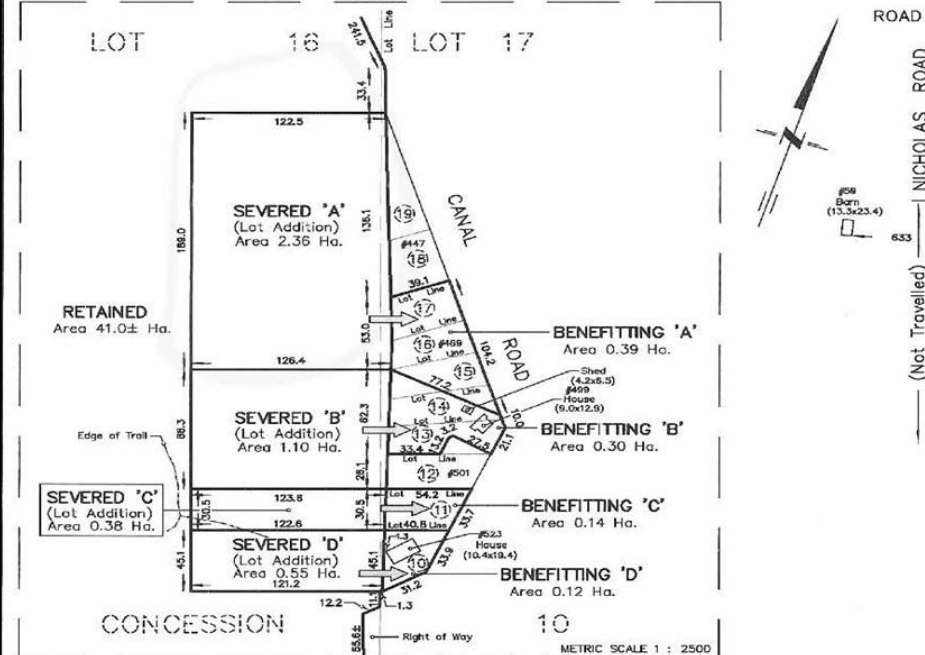
Dated at the Municipality of Trent Hills this 17th day of April, 2025.

Severance Consent Applications B06/2025, B07/2025, B08/2025, B09/2025
 44 Nicholas Road (Originating Parcel)
 499 Canal Rd. / 0 Canal Rd. / 523 Canal Rd. / 469 Canal Rd. (Benefitting Parcels)
 Concession 10 North, Part Lot 16; Part Road Allowance, 39R9184
 geographic Township of Seymour (Originating Parcel)

SKETCH for SEVERANCE APPLICATION

METRIC SCALE 1 : 5000

Detail



NOTES :

44 NICHOLAS ROAD & 469, 499, & 523 CANAL ROAD
 PART OF LOT 16
 CONCESSION 10
 TOWNSHIP OF SEYMOUR
 MUNICIPALITY OF TRENT HILLS
 COUNTY OF NORTHUMBERLAND
 DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM PLANS
 39R-9184, 39R-6832, 38R-4614, 38R-1238 AND FIELD WORK.

LEGEND :

(11) DENOTES PARCEL NUMBER ON PLAN OF SURVEY BY
 PIERCE & PIERCE O.L.S., DATED AUGUST 31, 1961.

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend:

"A" - B09/2025

"B" - B06/2025

"C" - B07/2025

"D" - B08/2025

