# 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, November 3, 2026 |
| **Time:** | 6:00 p.m. |
| **Application(s):** | Technical Severance Consent Application B28/2026 |
| **Agent / Owner:** | Barry Surerus & Sheila Surerus (Originating Parcel)<br>Iain Morris & Gillian Godfrey (Benefitting Parcel) |
| **Civic Address:** | 307 Concession 2 West (Originating Parcel)<br>357 Concession 2 West (Benefitting Parcel) |
| **Legal Description:** | Concession 2, Part Lot 10 & 11, Parts 1 & 2 on 39R-11365 (Originating)<br>Concession 2, Part Lot 10 (Benefitting Parcel)<br>Geographic Township of Percy |
| **Roll Number:** | 1435 229 010 19201 0000 (Originating Parcel)<br>1435 229 010 18800 0000 (Benefitting Parcel)<br>1435 229 010 18801 0000 (Benefitting Parcel) |

**Description of the Proposal:**

Severance Consent Application B28/2026 proposes a lot line adjustment (lot addition) whereby lands are to be conveyed from the originating parcel, municipally known as 307 Concession 2 West, to the adjacent benefitting parcel, municipally known as 357 Concession 2 West. The originating parcel is vacant, while the benefitting parcel is developed with a residential dwelling and accessory outbuildings.

The application proposes a lot line adjustment between the abutting properties to improve the overall configuration of the parcels and establish more regular lot shapes, thereby providing a more orderly and efficient land division. Approximately 0.56 acres (0.23 hectares) is proposed to be severed from the originating parcel and added to the benefitting parcel. The benefitting parcel's current size is 27.89 acres (11.29 hectares).

The retained portion of the originating parcel will have an area of approximately 80.42 acres (32.54 hectares) of vacant land that is eligible for a building permit.

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| Proposed Lot Line Adjustment (Benefitting Parcel) | Approximately 152.70 metres (501 feet) x 15.06 metres (49.41 feet), being 0.56 acres (0.23 hectares) of vacant land to be added to the benefitting parcel at 357 Concession 2 West, resulting in a parcel of approximately 28.45 acres (11.52 hectares) containing an existing residential dwelling and accessory outbuildings |
| Proposed Retained Lot (Originating Parcel) | Prior to severance approx. 80.98 acres (32.77 hectares);<br>Following severance approx. 80.42 acres (32.54 hectares of vacant land |
| Official Plan Designation | Rural Policy Area / Greenlands System / Primary & Secondary Mineral Aggregates |
| Current Zoning | Rural (RU), Environmental Protection (EP) and Environmentally Sensitive (ES), Rural Residential (RR) |
| 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.

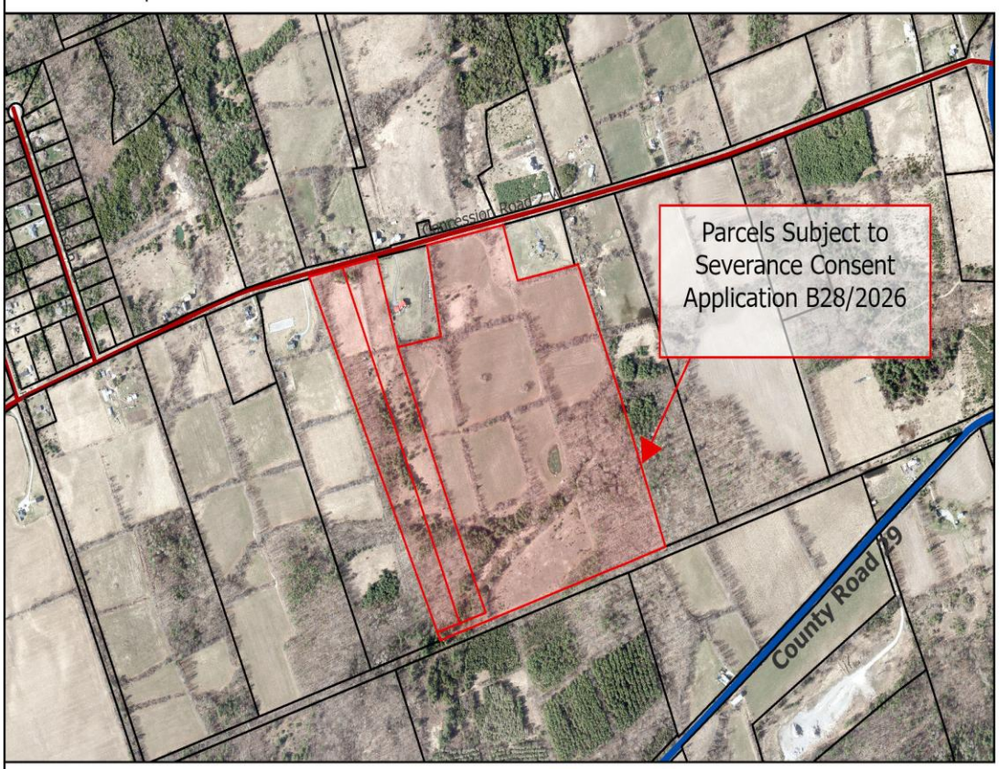
**More Information:**

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 19th day of October, 2026.

**Severance Consent Application B28/2026**
**Barry & Sheila Surerus (Originating Parcel) - Iain Morris & Gillian Godfrey (Benefitting Parcel)**
**307 Concession Road 2 West - 357 Concession Road 2 West**
**Concession 2 Part Lots 10 and 11; RP 39R-11365 Part Parts 1 and 2**
**Geographic Township of Percy**

Context Map:




Severance Consent Application Map:

