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, November 3, 2026
Time:	6:00 p.m.
Application(s):	Technical Severance Consent Application B26/2026
Agent / Owner:	Kenneth Howard (Originating Parcel) Tracey & Stephen Sanders (Benefitting Parcel)
Civic Address:	125 Queen Street (Originating) / 119 Queen Street (Benefitting Parcel)
Legal Description:	Plan112, Part Lots 58 to 61, Block F 38R-2505 Part to 4 (Originating Parcel) Plan112, Part Lots 57 & 58, Block F (Benefitting Parcel) Geographic Town of Campbellford
Roll Number:	14 35 100 060 00600 0000 (Originating Parcel) 14 35 100 060 00500 0000 (Benefitting Parcel)

Description of the Proposals:

Severance Consent Application B26/2026 proposes a lot line adjustment (lot addition) involving the transfer of lands from the originating parcel municipally known as 125 Queen Street to the benefitting parcel municipally known as 119 Queen Street. Both properties are currently developed with existing residential dwellings.

The purpose of the proposed lot line adjustment is to provide additional area on the benefitting parcel for vehicular parking. Approximately 37.16 m² (400 ft^2) is proposed to be severed from the originating parcel and added to the benefitting parcel.

The benefitting parcel currently has an area of approximately 527.4 m² (5,680 ft^2) and contains an existing residential dwelling. Following the lot addition, the benefitting parcel will increase in size by approximately 37.16 m² (400 ft^2).

The retained portion of the originating parcel will have an area of approximately 701.9 m² (7,555.25 sq. ft.) and will continue to contain an existing residential dwelling.

Proposed Lot Line Adjustment (Benefitting Parcel)	Approximately Approximately 37.16 m² (400 ft^2) is proposed to be severed for parking from 125 Queen Street and added to the 119 Queen Street for a proposed lot size of 564.56 m^2 (6,076.87 ft^2); both parcels contain residential dwellings
Proposed Retained Lot (Originating Parcel)	Approximately 664.74 m^2 (7155.20 ft^2) to be retained
Official Plan Designation	Campbellford Urban Centre – Residential Area / Urban Greenlands System
Current Zoning	Shoreline Residential (SR) / Environmentally Protected (EP)
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 October 5, 2026.

Technical Severance Consent Application B26/2026
Kennth Howard (Originating Parcel)
Tracey & Stephen Sanders (Benefitting Parcel)
125 Queen St (Originating Parcel) / 119 Queen St (Benefitting Parcel)
Geographic Town of Campbellford



