

Municipality of Trent Hills

Notice of Public Meeting



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, September 1, 2026
Time: 6:00 p.m.
Application(s): Severance Consent Application B23/2026
Zoning By-law Amendment Application C13/2026
Agent / Owner: Laverne McGee (Originating Parcel)
Elaine McGee (Benefitting Parcel)
Civic Address: 865 County Road 35 (Originating Parcel)
Legal Description: Concession 7 South Part Lot 3 (Originating Parcel)
0 County Road 35 (Benefitting Parcel)
Concession 7 Part Lot 3, Part 3 on Plan 38R-4777 (Benefitting Parcel)
Geographic Township of Seymour
Roll Number: 14 35 134 010 15700 0000 (Originating Parcel)
14 35 134 010 15703 0000 (Benefitting Parcel)

Description of the Proposals:

Severance Consent Application B23/2026 proposes a lot line adjustment / lot addition between the originating parcel known as 865 County Road 35 (Roll No. 14 35 134 010 15700 0000) and the vacant parcel located at the southeast corner along County Road 35 (Roll No. 14 35 134 010 15703 0000).

The application proposes to sever approximately 1.50 acres (0.60 hectares) from the approximate 93.99 acre (38.04 hectare) originating parcel and add it to the benefitting parcel. The benefitting parcel is currently approximately 1.20 acres (0.48 hectares) in size and contains an existing residential dwelling. Following completion of the lot addition, the benefitting parcel will have a total area of approximately 2.70 acres (1.09 hectares) and will be eligible for a building permit.

The retained portion of the originating parcel will be approximately 92.49 acres (37.43 hectares) which contains an aggregate pit and an active farming operation.

Proposed Lot Line Adjustment (Benefitting Parcel)	Approximately 1.50 acres (0.60 hectares) of vacant land (severed) to merge with adjacent 1.20 acres (0.48 hectares) of land to create an overall parcel of approximately 2.70 acres (1.09 hectares)
Proposed Retained Lot (Originating Parcel)	Approximately 92.49 acres (37.43 hectares) of vacant land (formerly containing aggregate pit)
Official Plan Designation	Rural Policy / Primary & Secondary Mineral Aggregates / Greenlands System
Current Zoning	Rural (RU) / Extractive Industrial (M2) / Environmentally Sensitive (ES) / Environmental Protection (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 Meeting:

The Public Meeting 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 Meeting 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 Meeting 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 Meetings 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 Meetings 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 Meeting 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 Meeting.

How to submit comments after a meeting:

You may submit comments following the Public Meeting, 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:

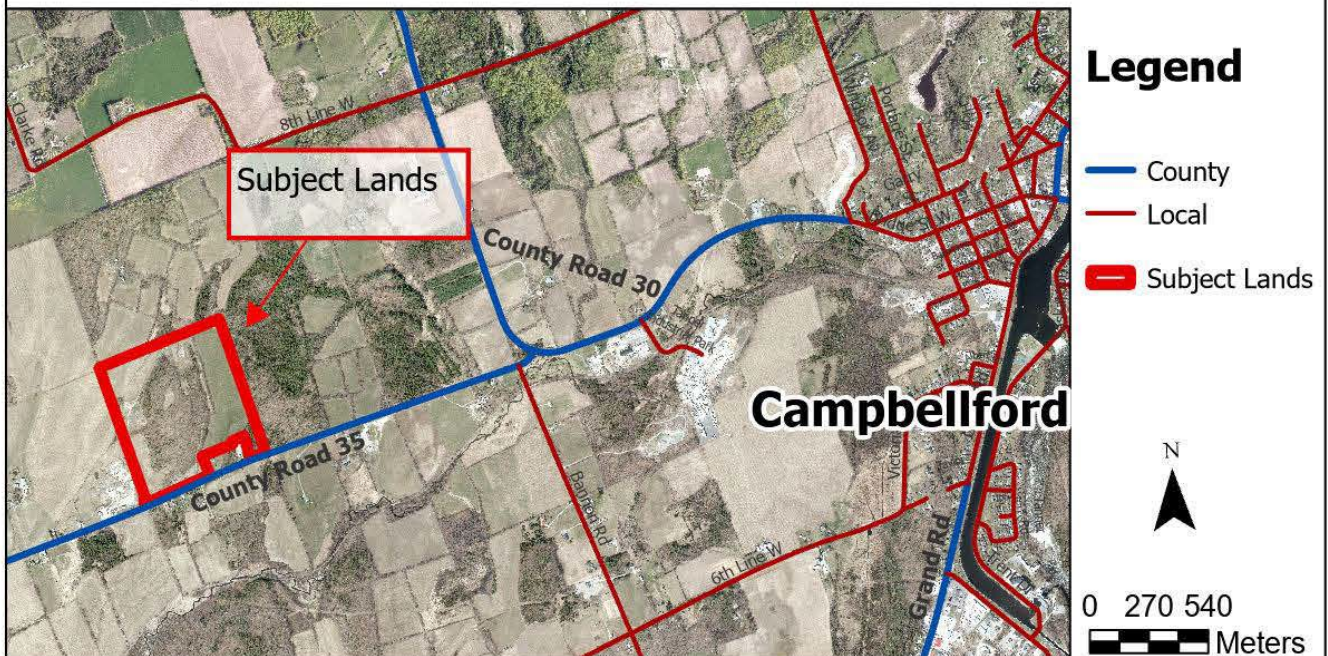
Additional information regarding the application is available by contacting the Municipality of Trent Hills Planning Department by email: planning@trenthills.ca.

Dated at the Municipality of Trent Hills this Wednesday, August 12, 2026.

B23/2026 Severance Consent Application - Technical Consent
Elaine McGee

Originating Parcel: 865 County Road 35. Seymour CON 7 S PT LOT 3
Benefitting Parcel: 0 County Road 35. CON 7 PT LOT 3 RP 38R4777;PART 3
Geographic Township of Seymour

Context Map:



Severance Consent:

