Township of Cramahe Committee of Adjustment
Agenda

Date: Tuesday, August 11, 2020, 5:00 p.m.
Location: Virtual Meeting

1. MEETING DETAILS

https://us02web.zoom.us/j/86260616281

Meeting ID: 862 6061 6281

Dial by your location
+1 778 907 2071 Canada
+1 204 272 7920 Canada
+1 438 809 7799 Canada

2. CALL TO ORDER

3. CONFIRMATION OF AGENDA

Be it resolved that the Committee of Adjustment approve the agenda, as presented.

4. DECLARATION OF PECUNIARY INTEREST

Members can declare now or at any time during the meeting.

5. ADOPTION OF MINUTES

Be it resolved that Committee of Adjustment approve the minutes of the following meeting(s): June 16th, 2020.

6. HEARING

D10-TRU-04-20, D10-TRU-05-20, D10-TRU-06-20

6.a Notice of Public Hearing

6.b Report from Manager of Planning & Development, PLAN-18-20
Based on the information available at the time of this report, application D10-TRU-04-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.
2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).
3. Deeds must be submitted to the Township of Cramahe.
4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

AND THAT, based on the information available at the time of this report, application D10-TRU-05-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.
2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).
3. Deeds must be submitted to the Township of Cramahe.
4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

AND THAT, based on the information available at the time of this report, application D10-TRU-06-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.
2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).
3. Deeds must be submitted to the Township of Cramahe.
4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.
6.c Comments Received from Commenting Agencies

6.d Comments from the Land Division Advisory Committee

6.e Questions from Members of the Committee of Adjustment

6.f Comments from the Members of the Public in Support or Opposition to the Application

Trevor O'Meara

6.g Applicant or Agent Comments

7. HEARING

D10-FID-07-20

7.a Notice of Public Hearing

Notice given in accordance with the Planning Act.

7.b Report from Manager of Planning & Development, PLAN-19-20

Based on the information available at the time of this report, application D10-FID-07-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.
2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).
3. Deeds must be submitted to the Township of Cramahe.
4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

7.c Comments Received from Commenting Agencies

Lower Trent Conservation Authority

7.d Comments from the Land Division Advisory Committee

7.e Questions from Members of the Committee of Adjustment
7.f Comments from the Members of the Public in Support or Opposition to the Application

7.g Applicant or Agent Comments

8. ADJOURNMENT

Be it resolved that Committee of Adjustment adjourn the meeting at TIME.
1. **Meeting Details**

   To dial in: 1-647-374-4685.
   Meeting ID: 862 6061 6281
   Password: 512005
   https://us02web.zoom.us/j/86260616281

2. **Call to Order**

   The Deputy Clerk called the meeting to Order at 5:14PM.

3. **Appointment(s)**

   3.a  **Appointment of Secretary-Treasurer**
Resolution No.  
Moved by Member Arthur  
Seconded by Member Van Egmond  

BE IT RESOLVED THAT the Committee of Adjustment appoint Nicole Hamilton and Holly Grant as Secretary-Treasurer(s) for the Township of Cramahe Committee of Adjustment.  

CARRIED

3.b Appointment of Chair  

Resolution No.  
Moved by Member Van Egmond  
Seconded by Member Arthur  

BE IT RESOLVED THAT the Committee of Adjustment appoint Member M. Martin as Chair for the Township of Cramahe Committee of Adjustment, with the term expiring December 31, 2020.  

CARRIED

4. Confirmation of Agenda  

Member M. Martin assumed the role of Chair.  

Resolution No.  
Moved by Member Van Egmond  
Seconded by Member Arthur  

BE IT RESOLVED THAT the Committee of Adjustment approve the agenda, as presented.  

CARRIED

5. Declaration of Pecuniary Interest  

Members may declare now or at any time during the meeting.

6. Hearing  

6.a D10-BOV-03-20 Bovay
6.a.a Notice of Public Hearing

Notice was given in accordance with the Planning Act.

6.a.b Report from Manager of Planning & Development, D10-BOV-03-20

Resolution No.

Based on the information available at the time of this report, it is recommended that the application D10-BOV-03-20 approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.
2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).
3. Deeds must be submitted to the Township of Cramahe.
4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
5. Rezoning the severed lot to the satisfaction of the Township of Cramahe.
6. The applicant shall layout and dedicate by deed to the County of Northumberland a portion of land along the severed and retained lots adjacent to County Road 2 ensuring 15.0 metres (50 feet) from the centreline of County Road 2 to the severed and retained lots for future road widening purposes.
7. The applicant shall layout and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the retained lot adjacent to County Road 2, to prohibit future access to the retained lot from the County Road.

6.a.b.a Review of Comments Received from the Public and Agency Comments
H. Sadler, Manager of Planning & Development reviewed comments received.

6.a.c Comments from the Land Division Advisory Committee
None

6.a.d Questions from Members of the Committee of Adjustment
Members of the Committee asked questions regarding the application and staff provided comments.

6.a.e Comments from the Members of the Public in Support or Opposition to the Application
None.

6.a.f Applicant or Agent Comments
None.

6.b D13-01-20 Bautista

6.b.a Notice of Public Hearing
Notice was given in accordance with the Planning Act.

6.b.b Report from Manager of Planning & Development, D13-BAU-01-20

Resolution No.
Subject to any new issues arising at the public meeting for this application on June 16, 2020, it is recommended that the minor variance application be approved subject to the following condition:

1. The corners of the building addition are to be staked prior to construction, and a site plan shall be provided to the Chief Building Official prior to construction of the footings/foundation of the building to confirm compliance with this decision.

6.b.b.a Review of Comments Received from the Public and Agency Comments
H. Sadler, Manager of Planning & Development reviewed comments received.

6.b.c Comments from the Land Division Advisory Committee
None.

6.b.d Questions from Members of the Committee of Adjustment
Members of the Committee asked a number of questions regarding the application and staff provided responses.

6.b.e Comments from the Members of the Public in Support or Opposition to the Application
None.

6.b.f Applicant or Agent Comments
None.

7. Adjournment

Resolution No.
Moved by Member Arthur
Seconded by Member Van Egmond

BE IT RESOLVED THAT the Committee of Adjustment adjourn at 5:35 p.m.

CARRIED

_________________________________________________
Mayor

_________________________________________________
Clerk
Meeting: Committee of Adjustment

Date: August 11, 2020

Report No.: PLAN-18-20

RESOLUTION NO:_______ BY-LAW NO: __________

Subject: Addendum Consent Report D10-TRU-04-20;D10-TRU-05-20;D10-TRU-06-20

Recommendation(s):

Based on the information available at the time of this report, application D10-TRU-04-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.

2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).

3. Deeds must be submitted to the Township of Cramahe.

4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.

5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

AND THAT, based on the information available at the time of this report, application D10-TRU-05-20 be approved.
If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.

2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).

3. Deeds must be submitted to the Township of Cramahe.

4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.

5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

AND THAT, based on the information available at the time of this report, application D10-TRU-06-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.

2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).

3. Deeds must be submitted to the Township of Cramahe.

4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.

5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

File #s: D10-TRU-04-20, D10-TRU-05-20 and D10-TRU-06-20
Applicant: Steven Trumper
Property: Part Lot 22 Concession 4 – Hamlet of Dundonald, Township of Cramahe
Roll No.: 1411 011 030 177 0000

Description of the Property and Purpose of the Applications
The lands subject to the proposed consents are located within the hamlet of Dundonald in Part Lot 22 Concession 4 in the Township of Cramahe. The location of the subject property is shown in Figure 1 below.

D10-TRU-04-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 52.47 meters (172.16 feet) of frontage on Broomfield Road. The parcel to be severed is currently vacant.

D10-TRU-05-20 The parcel proposed to be severed is approximately 0.46 hectares (1.14 acres) with approximately 45.72 meters (150 feet) of frontage on Trottman Road at Broomfield Road. The parcel to be severed is currently vacant.

D10-TRU-06-20. The parcel proposed to be severed is approximately 1.257 hectares (1.27 acres) with approximately 45.84 meters (150.38 feet) of frontage on Trottman Road. The parcel to be severed is currently vacant.

RETAINED PARCEL The parcel to be retained is approximately 6.625 hectares (27.40 acres) with approximately 331.18 metres (1086.56 feet) of frontage on Trottman Road. The parcel to be retained is currently vacant.

The proposed severed lot will be serviced by an individual on-site private well and an
individual on-site septic sewage disposal system. Similarly, the proposed retained lot will be serviced by a private well and individual on-site septic sewage disposal system. County septic inspection services will be reviewing this application and will be providing comments.

**Planning Considerations**

**Provincial Policies**

*Provincial Policy Statement (PPS) 2020*

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Section 1.1.4.1 of the PPS requires that Healthy, integrated and viable rural areas should be supported, in part by accommodating an appropriate range and mix of housing in rural settlement areas.

The PPS further states that locally appropriate lot creation, agricultural uses, agriculture-related uses, on farm diversified uses and normal farm practices, in accordance with provincial standards, are all permitted use on rural lands (Policy 1.1.5).

Section 1.1.5.8 of the PPS states that new land uses, including the creation of lots shall comply with the minimum distance separation formulae. Guideline 36 of the Minimum Distance Separation (MDS) Document Publication 853 states that “MDS 1 setbacks are NOT required for proposed land use changes (e.g. consents, rezonings, redesignations etc) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.”

It is our opinion that the proposed consent, which is within an approved settlement area, complies with this Section of the PPS.

*A Place to Grow (Growth Plan for the Greater Golden Horseshoe 2019)*

A Place to Grow indicates that growth should be directed to settlement areas. Policy 2.2.1.2.b) requires that growth will be limited in settlement areas that are rural settlements and are not serviced by existing or planned municipal water and wastewater systems. The proposal to create a lot of record within the Dundonald rural settlement area is consistent with this requirement. The combined impact of the 3 concurrent applications is also consistent with this policy, as limited growth is understood to be 5 or fewer lots.

*Agricultural Resources – Minimum Distance Separation (MDS)*

As mentioned with reference to the PPS, the lots proposed to be created are located within an ‘urban’ area as such an MDS evaluation is not required.
It is our opinion that the proposed Consent will conform with the policies of A Place to Grow 2019.

County of Northumberland Official Plan

The subject lands are designated *Rural Settlement Area* and *Rural Area* on Schedule “A” to the Northumberland County Official Plan (NCOP). The proposed lots are located within the *Hamlet /Rural Settlement Area* designations.

As is stated in Section B12, the urban area population and employment forecasts set out in Tables A and B of the NCOP, the population and employment forecasts for rural lands as set out in Tables C and D do not have an impact on the ability of the County and local municipalities to consider applications to develop lands that are within a rural settlement area boundary that existed on the date this Plan came into effect. The settlement area boundary for the hamlet of Dundonald has been consistently identified in the Township of Cramahe Official Plan precedes the date of the NCOP.

The proposed lot creation constitutes rounding out of the existing development within the rural settlement of Dundonald, as illustrated in Figure 2 below.
Section B16 of the NCOP states that new development in existing Rural Settlement Areas is permitted outside of the built-up area of the rural settlement areas but within rural settlement area boundary, provided that:

1. The new development area will generally serve as a logical extension to the existing built-up area, is compact and minimizes the consumption of land;
2. The scale and location of the development will be in conformity with Sections B14 and B15 of this Plan if the proposed development will not be serviced by municipal sewer or water services.

Section B14 states that in rural settlement areas, individual on-site sewage services and individual on-site water services may only be used for infilling and minor rounding out of existing development.

The retained parcel is located within the Rural Areas designation. The designation “Rural Area” designation permits agriculture, rural housing, woodlots, and industrial and commercial uses that are appropriate in rural areas. The intent of the “Rural Areas”
The Hamlet designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development, where such development will not preclude continued agricultural and non-residential uses. The retained parcel will continue to comply with the policies of the Rural Areas designation.

**Township of Cramahe Official Plan**

The subject property is designated Hamlet and Environmental Protection on Schedule ‘A’ to the Township of Cramahe Official Plan. The lot(s) to be created are located within the Hamlet designation and the retained parcel is within the Environmental Protection Designation.

The Hamlet designation applies to small settlement areas in the Township, including Dundonald. The policies recognize the essential mixed-use character of these communities and the important role they play as residential, commercial and social centres within the Township of Cramahe. Other hamlets identified under this designation include Castleton, and Salem Corners. Residential dwellings are a permitted use.

Section 5.4.2- Pattern of Development of the TCOP states that the future development of hamlets will take place through intensification and infilling within the hamlet settlement boundary. As mentioned previously, the proposed lot creation conforms with this policy. The division of land within hamlets is permitted in accordance with the policies of Section 6 (The Division of Land) of the TCOP.

The policy also requires that all new development shall make adequate provisions for roadway access to permit the further future expansion of development which may be proposed, at a later date. Given the existing lot fabric, required lot sized to accommodate private individual water and sewerage servicing, and constraints resulting from wetlands to the south and east, no future internal road fabric is required.

Infilling between existing development either on existing vacant lots or severed lots is to be permitted provided that the new uses are compatible in type and density with the adjacent existing development. The proposed lot fabric meets these requirements.

All future development in hamlet areas will occur in accordance with the servicing policies (5.4.3 Services) of this Plan. Where individual sewage disposal and water supply systems are to be used, they must be approved by the local Health Unit or other approval authority. The County of Northumberland’s Inspection Services department has been circulated on this application and will be providing comments in this regard. The installation of a municipal water supply system and/or sewage disposal system to serve residential areas will be encouraged when the density of residential areas is sufficient to economically permit the construction of such systems.

The TCOP includes specific policies for lot creation within the Hamlet designation (Section 6.2.4). The policies are the following:
6.2.4.1 Number of New Residential Lots
Notwithstanding subsection 6.2.1.1 to the contrary in the Hamlet designation consideration may be given to the granting of as many as 3 consents to create new residential lots provided it can be demonstrated that the location of the severed lot(s) will neither inhibit logical growth; nor preclude future access to interior lands.

This applications will result in a total of 3 lots plus the retained lot. As illustrated in Figure 2 of this Report, the proposed lots constitute infilling/rounding out of the hamlet. Given that the lands to the rear of the proposed lots are constrained by a wetland feature, the lot configuration will not inhibit logical growth or preclude access to interior lands.

6.2.4.2 Pattern of Development
In considering a severance in the Hamlet designation consideration shall be given to the policies of Section 5.4.2 of this Plan.

As discussed elsewhere in this Report, the proposed pattern of development is consistent with this policy.

6.2.4.3 Development Agreements
Prior to the granting of the severances Council and the Consent Granting Authority may require that Development Agreements be implemented to address such matters as the upgrading of roads, servicing and other matters normally covered in subdivision agreements.

It is our opinion that a Development Agreement is not required to address roads, servicing or any other matters related to this Consent.

The *Environmental Protection* designation applies to environmentally sensitive lands having inherent physical hazards such as flood susceptibility, dynamic beaches and shoreline erosion hazards, poor drainage, organic soils, erosion-prone soils and steep slopes or any other physical condition which is severe enough to provide constraints to development. Lands designated as *Environmental Protection* are primarily intended for protection and conservation of the natural land and/or environment and should be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards.

No development is proposed within the area designated as Environmental Protection on Schedule “A” to the TCOP. Section 5.13.4 c) states that:

*c) Development and site alteration may be considered within or adjacent to all other environmental areas as identified on Schedule “A” subject to the “Environmental Review” policies of Section 5.1.11. An amendment to this plan will not be required providing the new use is permitted within the adjacent Rural or Agricultural designations. However, where applicable, the Zoning By-law shall be amended to reflect the revised Environmental Protection boundaries.*
Section 5.1.11 Environmental Review states that Council may require applicants to prepare and submit an environmental report (as outlined in Section 5.1.11.1) when considering some types of proposals, including Proposals on or adjacent to environmentally sensitive areas.

In this case, because the development is proposed to occur within the settlement area of Dundonald, it is our opinion that an Environmental Review is not required.

Section 6.2.1.15 Agricultural Separation of the Official Plan states that severances shall not be granted where the proposed use would contravene the Ministry Distance Separation requirements as determined by the MDS I formula of the Ministry of Agriculture, Food and Rural Affairs and Ministry of the Environment. As mentioned previously, the proposed consent, which is within an approved settlement area, complies with this policy.

In summary, it is our opinion that the proposed Consents to Sever conform with the applicable policies of the TCOP.

Township of Cramahe Zoning By-law No. 08-18
The subject property is zoned Agricultural-Exception 53 (A-53) Zone, with the exception of a small area adjacent to Trottman Road zoned the Environmental Conservation (EC) Zone on Schedule A - Map 15 to the Township’s Zoning By-law 08-18. The lands subject to the proposed Consents are entirely within the R-53 Zone.

Figure 3 - Excerpt from Schedule "A" to Comprehensive Zoning By-law 08-18
6.4.53 Agricultural-53 (A-53) Zone, Part Lot 22, Concession 4 states that Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-53 (A-53) Zone, the minimum lot area requirement shall be 11.0 hectares (27.2 ac.). Those lands within the Environmental Conservation (EC) Zone shall be included in determining the minimum lot area for the A-53 Zone.

A zoning amendment will be required to rezone each of the severed lots to the Rural Residential (RR) Zone. An amendment will also be required to recognize the reduced lot area of the retained parcel, resulting from the severance of the proposed lots.

Submitted by: ____________________
Heather Sadler, Manager of Planning and Development

Reviewed by: ____________________
Arryn McNichol, CAO/Treasurer
Report Approval Details

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<tr>
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<tbody>
<tr>
<td>Attachments:</td>
<td>- Scanned Application D10-TRU-04-20.pdf</td>
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<tr>
<td></td>
<td>- scanned application D10-TRU-05-20.pdf</td>
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<tr>
<td></td>
<td>- Scanned application D10-TRU-06-20.pdf</td>
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<tr>
<td>Final Approval Date:</td>
<td>Aug 7, 2020</td>
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</tbody>
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This report and all of its attachments were approved and signed as outlined below:

JOANNE HYDE - Aug 7, 2020 - 10:23 AM

No Signature - Task assigned to ARRYN MCNICHOL was completed by workflow administrator JOANNE HYDE

ARRYN MCNICHOL - Aug 7, 2020 - 10:52 AM
The Corporation of the Township of Cramahe

Date received ________________
File Number B ________________
Parent Roll # ________________

Application for Consent

NOTE: For an application to be accepted, this application form and the following checklist must be completed and signed.

☐ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see section 11)
☑ Proof that the lot existed in its present form prior to January 1, 1985 is enclosed (a copy of the current deed and a survey predating January 1, 1985, or the PIN sheet).
☐ It is acknowledged that a site visit will likely be conducted by members of Council, the Land Division Committee members, Staff, and/or other agents. By signing below, the owner agrees to allow these agents, staff, committee and/or Council members access to the property in the review of this application.
☐ It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
☐ It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
☐ It is acknowledged that fees are not refundable.
☐ Required fees have been submitted to the Treasurer.
☐ If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (Fill out 12.0)
☐ If the owner is not the applicant, written authorization to the applicant is required and enclosed. (Fill out 13.0)
☐ Completed application with Sketch enclosed, has been submitted to the Planning Coordinator.
☐ Applications acknowledge that they will be required to post a sign on the property for a minimum or 14 days prior to the hearing date.

Date ________________

Signature of Owner ________________________________
The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name(s) Scott TRUMPER
Mailing Address 
City/Province 13789 COUNTY ROAD H21
Postal Code Kok-150
Telephone No. 905-375-7354 Fax No. N/A
Email Address STEVEN SCOTT@GMAIL.COM

1.2 Do you wish to receive all communications? Yes ☐ No ☒

2.0 Authorized Agent/Solicitor Information
2.1 Name(s) JOHN KOROTKI
Mailing Address P.O. BOX 317 BRIGHTON ONTARIO KOK-170
City/Province BRIGHTON ONTARIO Postal Code KOK-170
Telephone No. 613-848-1916 (cell) Fax No. N/A
Email Address JOHN@KOROTKI.COM

2.2 Do you wish to receive all communications? Yes ☐ No ☒

2.3 If known, the names of any Mortgages, or liens against the property with mailing address and postal codes:
N/A

3.0 Property Description
Township Cramahe Concession No. 14 Lot(s) Part Lot 22
Registered Plan No. NC 31129 EXCEPT Part 14 Part(s)
Reference Plan No. 39R-102Z3 Part 1 39R11057 Part(s)
Address (Street Name & Number) Rottinale Road and Baanfield Road
Property Roll Number 1411 01 10301770000000

3.1 Are there any easements or restrictive covenants affecting the subject land? Yes ☐ No ☒
If yes, please describe each easement or covenant and its effect.
The Corporation of the Township of Cramahe

Date received ________________________________
File Number B ________________________________
Parent Roll # ________________________________

Application for Consent

NOTE: For an application to be accepted, this application form and the following checklist must be completed and signed.

☐ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see section 11)
☐ Proof that the lot existed in its present form prior to January 1, 1985 is enclosed (a copy of the current deed and a survey predating January 1, 1985, or the PIN sheet).
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☐ It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
☐ It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
☐ It is acknowledged that fees are not refundable.
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☐ If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (Fill out 12.0)
☐ If the owner is not the applicant, written authorization to the applicant is required and enclosed. (Fill out 13.0)
☐ Completed application with Sketch enclosed, has been submitted to the Planning Coordinator.
☐ Applications acknowledge that they will be required to post a sign on the property for a minimum or 14 days prior to the hearing date.

☐ APRIL

Date ____________________________

Signature of Owner

Page 24 of 120
4.0 Purpose of the Application
4.1 Type and purpose of proposed transaction: (check appropriate box)
   Transfer: □ Creation of a new lot □ Other: □ A charge
   □ Addition to a lot □ A lease
   □ An easement □ A correction of title
   □ Other Purpose

4.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (please include address, phone number and fax/email):
   STEVEN SCOTT TRUMBER / Jack Construction Inc.
   John Koruki

4.3 If a lot line adjustment or addition, identify the lands to which the parcel will be added, if not check N/A: N/A
   Address (Street name and number) TRUMAN ROAD
   Property Roll Number 1411 01 10.301790000000

5.0 Description of Severed Parcel and Servicing Information
5.1 Description of land intended to be severed (provide in meters, feet, acres and hectares and provide all dimensions on sketch):
   Frontage 152.40 (m) ± Depth 21.81 (m) Area 0.405 (ha)
   Frontage 112 (ft) ± Depth 72 (ft) Area 0.120 (acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.): VACANT LAND
   Proposed use(s) (i.e. residential, commercial, etc., or same as existing): SINGLE DETACHED DWELLING, AND GARAGE

5.3 Existing building(s) or structure(s) including well and septic on severed lot: N/A
The Corporation of the Township of Cramahe

5.4 Proposed building(s) or structure(s) including well and septic on severed lot: **SINGLE DETACHED DWELLING & GARAGE**

To install well & septic system at the time of issuance of the building permit

5.5 Type of access for severed land (check one):

☐ Municipal Road (maintained all year)

☐ Municipal Road (maintained seasonally)

☐ County Road

☐ Public Road

☐ Right of Way

☐ Unopened Road Allowance

☐ Other (Please specify): __________________________________________

☐ By Waterfront, if access to the land will be by water only, please indicate:

  Parking and docking facilities to be used: ____________________________

  Approximate distance from the land (in meters): ______________________

  Approx. distance from the nearest public road (in meters): ____________

5.6 Type of water supply proposed for severed land (check one):

☐ Publicly owned and operated piped water system

☐ Privately owned and operated individual well

☐ Privately owned and operated communal well

☐ Lake or other water body

☐ Other means (please specify, if a lot addition write N/A): ________________

5.7 Type of sewage disposal proposed for severed land (check one):

☐ Publicly owned and operated sanitary sewage system

☐ Privately owned and operated individual septic system

☐ Privately owned and operated communal septic system

☐ Privy or outhouse

☐ Other means (please specify, if a lot addition write N/A): ________________
4.0 Purpose of the Application
4.1 Type and purpose of proposed transaction: (check appropriate box)
Transfer: ☐ Creation of a new lot ☐ Other: ☐ A charge
☐ Addition to a lot ☐ A lease
☐ An easement ☐ A correction of title
☐ Other Purpose

4.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (please include address, phone number and fax/email):

STEVEN SCOTT TUMBER J.ICK CONSTRUCTION INC.

4.3 If a lot line adjustment or addition, identify the lands to which the parcel will be added, if not check N/A:
   N/A
   Address (Street name and number) TROTMAN ROAD
   Property Roll Number 1411 01
   10,301790000000

5.0 Description of Severed Parcel and Servicing Information
5.1 Description of land intended to be severed (provide in meters, feet, acres and hectares and provide all dimensions on sketch)
   ☐ Frontage 52.95 (m)  Depth 27.66 (m)  Area 0.105 (ha)
   Frontage 172.16 (ft)  Depth 296.73 (ft)  Area 0.00 (acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.): VACANT LAND
   Proposed use(s) (i.e. residential, commercial, etc., or same as existing):
   SINGLE DETACHED DWELLING AND GARAGE

5.3 Existing building(s) or structure(s) including well and septic on severed lot:
   N/A
The Corporation of the Township of Cramahe

6.0 Description of Retained Parcel and Servicing Information

6.1 Description of the land intended to be retained (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

- Frontage 422.74 (m)  Depth 274.32 (m)  Area 11.98 (ha)
- Frontage 1,386.9 (ft)  Depth 900.0 (ft)  Area 2.76 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.): N/A

Proposed use(s) (i.e. residential, commercial, etc.): Residential Use

6.3 Existing building(s) or structure(s) including well and septic on retained land: N/A - Vacant Land

6.4 Proposed building(s) or structure(s) including well and septic on retained land: Single Detached Dwelling & Garage

6.5 Type of access available for retained land (check one):

☐ Municipal Road (maintained all year)

☐ Municipal Road (maintained seasonally)

☐ County Road

☐ Public Road

☐ Right of Way

☐ Unopened Road Allowance

☐ Other (please specify): ______________________

By Waterfront, if access to the land will be by water only, please indicate:

Parking and docking facilities to be used: ______________________

Approximate distance from the land (in meters): ______________________

Approx. distance from the nearest public road (in meters): ______________________

6.6 Water supply for retained land (check one):

☐ Existing  or  ☐ Available
6.7 Type of water and retained lot (check one):
☐ Publicly owned and operated piped water system
☒ Privately owned and operated individual well (SEE BELOW)
☐ Privately owned and operated communal well
☐ Lake or other water body
☐ Other means (please specify): TO BE INSTALLED AT TIME OF BUILDING PERMIT.

6.8 Sewage disposal for retained land (check one):
☐ Existing or ☑ Available

6.9 Type of sewage disposal for retained lot (check one):
☐ Publicly owned and operated sanitary sewage system
☒ Privately owned and operated individual septic tank
☐ Privately owned and operated communal septic tank
☐ Lake or other body of water
☐ Other means (please specify): TO BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

N/A IF the severed lot if a Lot Addition or Lot Line Adjustment please fill out section 7.0.
IF NOT, please put a line through Section 7.0 and move on to Section 8.0.

7.0 Lot Addition/Lot Line Adjustment
7.1 Description of lot being added to (provide in meters, feet, acres and hectares and provide all dimensions on sketch):
Frontage ________ (m) Depth ________ (m) Area ________ (ha)
Frontage ________ (ft) Depth ________ (ft) Area ________ (acres)

7.2 Existing building(s) or structure(s) including well and septic:

7.3 Proposed building(s) or structure(s) including well and septic:
The Corporation of the Township of Cramahe

6.0 Description of Retained Parcel and Servicing Information
6.1 Description of the land intended to be retained (provide in meters, feet, acres and hectares and provide all dimensions on sketch):
   - Frontage 422.74 (m) Depth 274.32 (m) Area 11.198 (ha)
   - Frontage 1386.91 (ft) Depth 900.0 (ft) Area 27.67 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.): N/A
   Proposed use(s) (i.e. residential, commercial, etc.): Residential Use

6.3 Existing building(s) or structure(s) including well and septic on retained land: N/A - Vacant Land

6.4 Proposed building(s) or structure(s) including well and septic on retained land: Single Detached Dwelling & Garage

6.5 Type of access available for retained land (check one):
   - Municipal Road (maintained all year)
   - Municipal Road (maintained seasonally)
   - County Road
   - Public Road
   - Right of Way
   - Unopened Road Allowance
   - Other (please specify):

By Waterfront, if access to the land will be by water only, please indicate:
   Parking and docking facilities to be used: __________________________
   Approximate distance from the land (in meters): ____________________
   Approx. distance from the nearest public road (in meters): __________

6.6 Water supply for retained land (check one):
   - Existing
   - Available
The Corporation of the Township of Cramahe

7.4 Type of access (check one):
☐ Municipal Road (maintained all year)
☐ Municipal Road (maintained seasonally)
☐ Provincial Highway
☐ County Road
☐ Public Road
☐ Right of Way
☐ Unopened Road Allowance
☐ Other (please specify): __________________________

☐ By Waterfront, if access to the land will be by water only, please indicate:
  Parking and docking facilities to be used: __________________________
  Approximate distance from the land (in meters): __________________________
  Approx. distance from the nearest public road (in meters): __________________________

7.5 Roll No. of lot being added to: 1411 01 __________________________

8.0 Local Planning Documents

8.1 What is the existing Official Plan designation(s) of the subject land? __________________________
   DESIGNATED HAMLET (DUNDONALD) __________________________

8.2 What is the Zoning of the subject land? AGRICULTURAL EXCEPTION NO. 53 __________________________
   (A-53) __________________________

8.3 Are any of the following uses or features on the subject land or within 500
meters? Check all that apply and write approx. distance or N/A:

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On Subject Land</th>
<th>Within 500m</th>
<th>Approx. Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural operation</td>
<td>N/A</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>N/A</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Provincially significant wetland</td>
<td>N/A</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Landfill (active ☐ or closed ☐)</td>
<td>N/A</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>N/A</td>
<td>☐</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use __________________________
The Corporation of the Township of Cramahe

Active railway line N/A □ □ __________
Aggregate extraction N/A □ □ __________
Natural gas/oil pipeline N/A □ □ __________
Hydro easement N/A □ □ __________

8.4 Is the application consistent with the policy statements issued under subsection 3(1) of the Planning Act (Provincial Policy Statement 2014)?
Yes ☑ No □

8.5 Does the application conform or not conflict with the Greater Golden Horseshoe Growth Plan? (The GGHGP and other Provincial Plans are available online).
Yes ☑ No □

8.6 Is the subject land within an area designated under any other provincial plan(s)? (E.g. Oak Ridges Moraine Conservation Plan, Source Water Protection Plan, etc)
Yes □ No ☑

8.7 If yes, does the application conform or not conflict with the plan(s)?
N/A ☑ No □

9.0 History of Subject Land

9.1 If known, is or has the property ever been the subject of any other application under section 51 or 53 of the Planning Act? (i.e. Plan of Subdivision, Consent)
Yes □ No ☑ Unknown □
If yes, what is the file number and status? ______________________________

9.2 Has any land been severed from the parcel originally acquired by the owner?
Yes □ No ☑
If yes:
How many separate parcels have been created? ______________________________
For what uses? ______________________________
If known, what is the file number(s)? ______________________________
Who is the transferee of the severed parcel(s)? ______________________________
When did this transfer (dd/mm/yyyy)? ______________________________
The Corporation of the Township of Cramahe

7.4 Type of access (check one):
- □ Municipal Road (maintained all year)
- □ Municipal Road (maintained seasonally)
- □ Provincial Highway
- □ County Road
- □ Public Road
- □ Right of Way
- □ Unopened Road Allowance
- □ Other (please specify): ____________________________

- □ By Waterfront, if access to the land will be by water only, please indicate:
  - Parking and docking facilities to be used: ____________________________
  - Approximate distance from the land (in meters): ______________________
  - Approx. distance from the nearest public road (in meters): __________

7.5 Roll No. of lot being added to: 1411 01 ____________________________

8.0 Local Planning Documents

8.1 What is the existing Official Plan designation(s) of the subject land? ________
- Designated Hamlet (Dundonald)

8.2 What is the Zoning of the subject land? ________
- Agricultural Exception No. 53

(A-53)

8.3 Are any of the following uses or features on the subject land or within 500 meters? Check all that apply and write approx. distance or N/A:

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On Subject Land</th>
<th>Within 500m</th>
<th>Approx. Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural operation</td>
<td>N/A</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>N/A</td>
<td>□</td>
<td>□</td>
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<td>N/A</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Landfill (active or closed)</td>
<td>N/A</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>N/A</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

Please specify the use
The Corporation of the Township of Cramahe

9.3 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law Amendment, Minister’s Zoning Order, Minor Variance)?

Yes □  No X  Unknown □

If yes, what is the file number and status? ____________________________

9.4 Is the property the subject of any additional consent applications simultaneous to this application?

Yes □  No □  Unknown □

If yes, what is the file number and status? ____________________________

9.5 Is there an existing septic system on either the severed or retained parcel?

Yes □  No X

If yes, when was it installed? ____________________________

Was it approved and inspected by the local Health Unit?  Yes □  No □

9.6 Are there any barns within 2000m (6561 ft) which currently house, or are capable of housing livestock?

Yes □  No X

If yes, please complete an “MDS form” for each barn.

10.0 Adjacent Lands

Please state the names of the owners, the use of the land and building existing on the lands surrounding the owner’s entire land holding. This information is also to be provided on the sketch, and can be obtained from the Township Planning Department. If more room is needed, please add extra Schedule page.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Name of Owner</th>
<th>Use of Land (i.e. farm, residential, etc.)</th>
<th>Buildings (i.e. house, barn, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>q11“-13773”</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>South</td>
<td>q11“</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>East</td>
<td>q11“-13789”</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>West</td>
<td>q11“S-478,527”</td>
<td>Residential</td>
<td>House</td>
</tr>
</tbody>
</table>
11.0 **Required Sketch**

11.1 The applicant shall attach to this application a professional sketch showing the following:
- The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained.
- The boundaries and dimension of any land abutting the subject land that is owned by the owner of the subject land
- The approximate distance between the subject land, and the nearest township lot line or landmark, such as a bridge or railway crossing.
- The location of all land previously severed from the parcel originally acquired by the current owner of subject land
- The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant’s opinion, may affect the application
- The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used
- The location and nature of any easement affecting the subject land
The Corporation of the Township of Cramahe

9.3 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order, Minor Variance)?

Yes □ No □ Unknown □
If yes, what is the file number and status? ________________________________

9.4 Is the property the subject of any additional consent applications simultaneous to this application?

Yes □ No □ Unknown □
If yes, what is the file number and status? ________________________________

9.5 Is there an existing septic system on either the severed or retained parcel?

Yes □ No □
If yes, when was it installed? ________________________________
Was it approved and inspected by the local Health Unit? Yes □ No □

9.6 Are there any barns within 2000m (6561 ft) which currently house, or are capable of housing livestock?

Yes □ No □ If yes, please complete an “MDS form” for each barn.

10.0 Adjacent Lands

Please state the names of the owners, the use of the land and building existing on the lands surrounding the owner's entire land holding. This information is also to be provided on the sketch, and can be obtained from the Township Planning Department. If more room is needed, please add extra Schedule page.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Name of Owner</th>
<th>Use of Land (i.e. farm, residential, etc)</th>
<th>Buildings (i.e. house, barn, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>911st - 13773</td>
<td>RESIDENTIAL</td>
<td>HOUSE</td>
</tr>
<tr>
<td>South</td>
<td>911st</td>
<td>RESIDENTIAL</td>
<td>HOUSE</td>
</tr>
<tr>
<td>East</td>
<td>911st - 13789</td>
<td>RESIDENTIAL</td>
<td>HOUSE</td>
</tr>
<tr>
<td>West</td>
<td>911st, 478, 458, 527</td>
<td>RESIDENTIAL</td>
<td>HOUSE</td>
</tr>
</tbody>
</table>
The Corporation of the Township of Cramahe

12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a “complete application” under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, John Korviki (Agent), OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the Township of Cramahe in the County of Northumberland this ______ day of _______ APRIL______, 2020.

______________________________  ______________________________
Commissioner of Oaths             Applicant
The Corporation of the Township of Cramahe

13.0 **Authorizations** (See Letter of Authorization)

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to make the application

I, **Steve Trump rer**, am the owner of the land that is the subject of this application for consent and I authorize **John Korotki** to make this application on my behalf.

**February 2020**

Date ___________________________ Signature of Owner
The Corporation of the Township of Cramahe

12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a “complete application” under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, [Signature] OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the Township of Cramahe in the County of Northumberland this ______ day of [2020, without month]

__________________________  ____________________________
Commissioner of Oaths       Applicant
Letter of Authorization

I, Steve Trumper, property owner of land described as Concession 4, part lot 22 (Hamlot of Dundonald) formally authorize that John Korotki acts on my behalf as agent in respect to Consent (severance) application relating to my property as described above. Please forward all correspondence to my Agent.

Steve Trumper  
(Property Owner)  

Tyler Korotki  
(Witness)  

February 2020  

February 2020
Notice of Applications
For Consent
D10-TRU-04-20, D10-TRU-05-20 AND D10-TRU-06-20

Notice of Applications
TAKE NOTICE that the Township of Cramahe has received three applications for consent under Section 53 of the Planning Act.

These applications have been assigned File Numbers D10-TRU-04-20, D10-TRU-05-20 and D10-TRU-06-20.

Public Hearing:
The Committee of Adjustment will be considering the above noted applications at its meeting scheduled for Tuesday August 11, 2020 at 5:00 p.m. via Zoom teleconference. If you wish to participate in the Public Hearing, you may do so by dialing 1-647-374-4685 or 1-647-558 0588. Below is the meeting ID and password used to access the scheduled meeting. Meeting ID: 862 6061 628. You can also join the meeting through the following link https://us02web.zoom.us/j/86260616281. You may also provide feedback through the Let’s Talk Cramahe forum at www.LetsTalkCramahe.ca

Location of the Subject Lands
The lands subject to the proposed consents are located in Part Lot 22, Concession 4, Township of Cramahe. A key map is attached showing the location of the subject lands.

Purpose and Effect of the Consent Applications
The purpose of each application is to sever a portion of land for future residential use.

D10-TRU-04-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 52.47 meters (172.16 feet) of frontage on Broomfield Road. The parcel to be severed is currently vacant.

D10-TRU-05-20 The parcel proposed to be severed is approximately 0.46 hectares (1.14 acres) with approximately 45.72 meters (150 feet) of frontage on Trottman Road at Broomfield Road. The parcel to be severed is currently vacant.

D10-TRU-06-20. The parcel proposed to be severed is approximately 1.257 hectares (1.27 acres) with approximately 45.84 meters (150.38 feet) of frontage on Trottman Road. The parcel to be severed is currently vacant.

RETAIRED PARCEL The parcel to be retained is approximately 6.625 hectares (27.40 acres) with approximately 331.18 metres (1086.56 feet) of frontage on Trottman Road. The parcel to be retained is currently vacant.
The subject property is zoned the Agricultural – Exception 53 (A-53) Zone and Environmental Conservation (EC) on Schedule “A” -Map 15 to the Township’s Zoning By-law 08-18 and is designated Hamlet and Environmental Protection on Schedule “A” to the Township’s Official Plan.

**Written Submissions**

Written submissions regarding the proposed consent will be received by the Committee of Adjustment up to the time of the above-noted meeting of the Committee. The Committee will make a recommendation to the Council of the Township of Cramahe regarding the application for consent.

**NOTE:**
Although the Township’s Land Division Advisory Committee usually hears applications for Consent and makes recommendation to Council, the requirements for virtual meetings resulting from COVID-19 pandemic have resulted in these applications being heard by the Committee of Adjustment, with input from the LDAC Committee.

If you do not participate in the online hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

**Notice of Decision:** A copy of the decision of the Committee of Adjustment will be sent to the applicant, and to each person who appeared at the scheduled and who has filed with the Clerk a written request for Notice of the Decision. Email: jhyde@cramahetownship.ca. Please include the File Number: D10-TRU-04-20 and/or D10-TRU-05-20 and/or D10-TRU-06-20

**Additional information** regarding this application (including a copy of this notice) is available for public inspection on the Township of Cramahe website at [https://www.cramahe.ca/en/municipal-government/planning-applications-and-public-notices.aspx](https://www.cramahe.ca/en/municipal-government/planning-applications-and-public-notices.aspx)

If a person or public body that files an appeal of a decision of the Council of the Township of Cramahe in respect of the proposed consent does not make written submissions to the Council of the Township of Cramahe before it gives or refuses to give a provisional consent, the Local Planning Appeals Tribunal may dismiss the appeal.

Dated at the Township of Cramahe this 24th day of July, 2020

Joanne Hyde
Municipal Clerk
Township of Cramahe
P.O. Box 357
Colborne, Ontario, K0K 1SO
KEY MAP
The Corporation of the Township of Cramahe

Date received: April 16, 2020
File Number B: DIO-TRU-05-20
Parent Roll #: 1411-011-030-177-00

Application for Consent

NOTE: For an application to be accepted, this application form and the following checklist must be completed and signed.

☐ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see section 11)
✓ Proof that the lot existed in its present form prior to January 1, 1985 is enclosed (a copy of the current deed and a survey predating January 1, 1985, or the PIN sheet).
☐ It is acknowledged that a site visit will likely be conducted by members of Council, the Land Division Committee members, Staff, and/or other agents. By signing below, the owner agrees to allow these agents, staff, committee and/or Council members access to the property in the review of this application.
✓ It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
✓ It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
✓ It is acknowledged that fees are not refundable.
✓ Required fees have been submitted to the Treasurer.
N/A. If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (Fill out 12.0)
☐ If the owner is not the applicant, written authorization to the applicant is required and enclosed. (Fill out 13.0)
✓ Completed application with Sketch enclosed, has been submitted to the Planning Coordinator.
✓ Applications acknowledge that they will be required to post a sign on the property for a minimum or 14 days prior to the hearing date.

Date: April 16, 2020
Signature of Owner

Page 1 of 12
The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name(s) STEVEN SCOTT TRUMPER
Mailing Address 13789 COUNTY ROAD #2
City/Province COLBORNE, ONTARIO Postal Code K0K-1S0
Telephone No. 905-375-7354 Fax No. N/A
Email Address STEVEN-SCOTT-Z33@HOTMAIL.COM

1.2 Do you wish to receive all communications? Yes ☐ No ☑

2.0 Authorized Agent/Solicitor Information
2.1 Name(s) JOHN KERUTIKI
Mailing Address P.O. BOX 317; BRIGHTON, ONTARIO
City/Province BRIGHTON, ONTARIO Postal Code K0K-1H0
Telephone No. 2613-488-1916 Fax No. N/A
Email Address john@jckconstruction.ca

2.2 Do you wish to receive all communications? Yes ☑ No ☐

2.3 If known, the names of any Mortgages, or liens against the property with mailing address and postal codes:

N/A

3.0 Property Description
Township Cramahe Concession No. 2 Lot(s) Part Lot 20
Registered Plan No. NB317124 ENOT A-192 Part(s)
Reference Plan No. ZAR-1021B Part1 39K 11057 Part(s)
Address (Street Name & Number) 4177 PEARL ROAD & BROOKFIELD ROAD
Property Roll Number 1411 01 10301770000000

3.1 Are there any easements or restrictive covenants affecting the subject land?
Yes ☐ No ☑

If yes, please describe each easement or covenant and its effect.
4.0 Purpose of the Application

4.1 Type and purpose of proposed transaction: (check appropriate box)
- [ ] Creation of a new lot
- [ ] Addition to a lot
- [ ] An easement
- [ ] Other: [ ] A charge
- [ ] A lease
- [ ] A correction of title
- [ ] Other Purpose

4.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (please include address, phone number and fax/email):

[Signature]

4.3 If a lot line adjustment or addition, identify the lands to which the parcel will be added, if not check N/A: N/A

Address (Street name and number) ________________________________

Property Roll Number 1411 01 ________________________________

5.0 Description of Severed Parcel and Servicing Information

5.1 Description of land intended to be severed (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage 4572 (m) x 137.65 (m) Area 0.461 (ha)

Frontage 150 (ft) x 451.61 (ft) Area 0.14 (acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.): VACANT LAND

Proposed use(s) (i.e. residential, commercial, etc., or same as existing): SINGLE DETACHED DWELLING AND GARAGE

5.3 Existing building(s) or structure(s) including well and septic on severed lot: N/A
The Corporation of the Township of Cramahe

5.4 Proposed building(s) or structure(s) including well and septic on severed lot:

**SUBJECT DETACHED DWELLING & GARAGE**

To install well + septic system at the time of issuance of a building permit.

5.5 Type of access for severed land (check one):

- [ ] Municipal Road (maintained all year)
- [ ] Municipal Road (maintained seasonally)
- [ ] County Road
- [ ] Public Road
- [ ] Right of Way
- [ ] Unopened Road Allowance
- [ ] Other (Please specify):

□ By Waterfront, if access to the land will be by water only, please indicate:
  - Parking and docking facilities to be used: ______________________________
  - Approximate distance from the land (in meters): ________________________
  - Approx. distance from the nearest public road (in meters): _____________

5.6 Type of water supply proposed for severed land (check one):

- [ ] Publicly owned and operated piped water system
- [ ] Privately owned and operated individual well
- [ ] Privately owned and operated communal well
- [ ] Lake or other water body
- [ ] Other means (please specify, if a lot addition write N/A): ______________

5.7 Type of sewage disposal proposed for severed land (check one):

- [ ] Publicly owned and operated sanitary sewage system
- [ ] Privately owned and operated individual septic system
- [ ] Privately owned and operated communal septic system
- [ ] Privy or outhouse
- [ ] Other means (please specify, if a lot addition write N/A): ______________
6.0 **Description of Retained Parcel and Servicing Information**

6.1 Description of the land intended to be *retained* (provide in meters, feet, acres and hectares and *provide all dimensions on sketch*):

- Frontage: 428.79 (m)  Depth: 274.32 (m)  Area: 10.68 (ha)
- Frontage: 1,409.10 (ft)  Depth: 900.1 (ft)  Area: 26.40 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.): N/A

Proposed use(s) (i.e. residential, commercial, etc.): **RESIDENTIAL USE**

6.3 Existing building(s) or structure(s) including well and septic on retained land: N/A - VACANT LAND

6.4 Proposed building(s) or structure(s) including well and septic on retained land: **SINGLE DETACHED DWELLING & GARAGE**

6.5 Type of access available for retained land (check one):

- □ Municipal Road (maintained all year)
- □ Municipal Road (maintained seasonally)
- □ County Road
- □ Public Road
- □ Right of Way
- □ Unopened Road Allowance
- □ Other (please specify): ____________________________

By Waterfront, if access to the land will be by water only, please indicate:

- Parking and docking facilities to be used: ____________________________
- Approximate distance from the land (in meters): ____________________________
- Approx. distance from the nearest public road (in meters): ____________________________

6.6 Water supply for retained land (check one):

- □ Existing
- □ Available
The Corporation of the Township of Cramahe

6.7 Type of water and retained lot (check one):
- Publicly owned and operated piped water system
- Privately owned and operated individual well *SEE BELOW*
- Privately owned and operated communal well
- Lake or other water body
- Other means (please specify): **TO BE INSTALLED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT**

6.8 Sewage disposal for retained land (check one):
- Existing or Available

6.9 Type of sewage disposal for retained lot (check one):
- Publicly owned and operated sanitary sewage system
- Privately owned and operated individual septic tank
- Privately owned and operated communal septic tank
- Lake or other body of water
- Other means (please specify): **TO BE INSTALLED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT**

IF the severed lot if a Lot Addition or Lot Line Adjustment please fill out section 7.0.
IF NOT, please put a line through Section 7.0 and move on to Section 8.0.

7.0 Lot Addition/Lot Line Adjustment

7.1 Description of lot being added to (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage _____ (m) Depth _____ (m) Area _____ (ha)
Frontage _____ (ft) Depth _____ (ft) Area _____ (acres)

7.2 Existing building(s) or structure(s) including well and septic:

7.3 Proposed building(s) or structure(s) including well and septic:
The Corporation of the Township of Cramahe

7.4 Type of access (check one):
□ Municipal Road (maintained all year)
□ Municipal Road (maintained seasonally)
□ Provincial Highway
□ County Road
□ Public Road
□ Right of Way
□ Unopened Road Allowance
□ Other (please specify):

□ By Waterfront, if access to the land will be by water only, please indicate:
Parking and docking facilities to be used:
Approximate distance from the land (in meters):
Approx. distance from the nearest public road (in meters):

7.5 Roll No. of lot being added to: 1411 01

8.0 Local Planning Documents
8.1 What is the existing Official Plan designation(s) of the subject land? 
DESIGNATED NAMLET (DUNDOYAL)

8.2 What is the Zoning of the subject land? AGRICULTURAL EXCEPTION No. 53
(A-53)

8.3 Are any of the following uses or features on the subject land or within 500 meters? Check all that apply and write approx. distance or N/A:

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On Subject Land</th>
<th>Within 500m</th>
<th>Approx. Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural operation</td>
<td>N/A</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>N/A</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Provicially significant wetland</td>
<td>N/A</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Landfill (active □ or closed □)</td>
<td>N/A</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>N/A</td>
<td>□</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use
The Corporation of the Township of Cramahe

Active railway line N/A □ □ [Blank]
Aggregate extraction N/A □ □ [Blank]
Natural gas/oil pipeline N/A □ □ [Blank]
Hydro easement N/A □ □ [Blank]

8.4 Is the application consistent with the policy statements issued under subsection 3(1) of the Planning Act (Provincial Policy Statement 2014)?
Yes □ No □

8.5 Does the application conform or not conflict with the Greater Golden Horseshoe Growth Plan? (The GGHGP and other Provincial Plans are available online).
Yes □ No □

8.6 Is the subject land within an area designated under any other provincial plan(s)? (E.g. Oak Ridges Moraine Conservation Plan, Source Water Protection Plan, etc)
Yes □ No □

8.7 If yes, does the application conform or not conflict with the plan(s)?
N/A Yes □ No □

9.0 History of Subject Land
9.1 If known, is or has the property ever been the subject of any other application under section 51 or 53 of the Planning Act? (i.e. Plan of Subdivision, Consent)
Yes □ No □ Unknown □
If yes, what is the file number and status? ____________________________

9.2 Has any land been severed from the parcel originally acquired by the owner?
Yes □ No □
If yes:
How many separate parcels have been created? _________________________
For what uses? ____________________________
If known, what is the file number(s)? ____________________________
Who is the transferee of the severed parcel(s)? _______________________
When did this transfer (dd/mm/yyyy)? ____________________________
The Corporation of the Township of Cramahe

9.3 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law Amendment, Minister’s Zoning Order, Minor Variance)?

Yes ☐  No ☐  Unknown ☐

If yes, what is the file number and status? ____________________________

9.4 Is the property the subject of any additional consent applications simultaneous to this application?

Yes ☑  No ☐  Unknown ☐

If yes, what is the file number and status? ____________________________

9.5 Is there an existing septic system on either the severed or retained parcel;

Yes ☐  No ☑

N/A If yes, when was it installed? ____________________________

Was it approved and inspected by the local Health Unit? Yes ☐  No ☑

9.6 Are there any barns within 2000m (6561 ft) which currently house, or are capable of housing livestock?

Yes ☑  No ☐

If yes, please complete an “MDS form” for each barn.

10.0 Adjacent Lands

Please state the names of the owners, the use of the land and building existing on the lands surrounding the owner’s entire land holding. This information is also to be provided on the sketch, and can be obtained from the Township Planning Department. If more room is needed, please add extra Schedule page.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Name of Owner</th>
<th>Use of Land (i.e. farm, residential, etc)</th>
<th>Buildings (i.e. house, barn, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>911-13773</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>South</td>
<td>911-</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>East</td>
<td>911-13789</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>West</td>
<td>911-476,458,527</td>
<td>Residential</td>
<td>House</td>
</tr>
</tbody>
</table>
The Corporation of the Township of Cramahe

11.0 Required Sketch
11.1 The applicant shall attach to this application a professional sketch showing the following:

The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained.
The boundaries and dimension of any land abutting the subject land that is owned by the owner of the subject land
The approximate distance between the subject land, and the nearest township lot line or landmark, such as a bridge or railway crossing.
The location of all land previously severed from the parcel originally acquired by the current owner of subject land
The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application
The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)
The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used
The location and nature of any easement affecting the subject land
The Corporation of the Township of Cramahe

12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a “complete application” under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, [Name] (Agent) OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the Township of Cramahe in the County of Northumberland this _____ day of [Month], [Year].

__________________________  _______________________
Commissioner of Oaths       Applicant
The Corporation of the Township of Cramahe

13.0 Authorizations (see Letter of Authorization)

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to make the application

I, Steve Trumper, am the owner of the land that is the subject of this application for consent and I authorize John Korotki to make this application on my behalf.

[Signature]
Date: February 2020

Signature of Owner
Letter of Authorization

I, Steve Trumper, property owner of land described as Concession 4, part lot 22 (Hamlot of Dundonald) formally authorize that John Korotki acts on my behalf as agent in respect to Consent (severance) application relating to my property as described above. Please forward all correspondence to my Agent.

Steve Trumper
(Property Owner)

Tyler Korotki
(Witness)

February 2020

February 2020
The Corporation of the Township of Cramahe

Date received: April 16, 2020
File Number: 10 - TRU - 06 - 20
Parent Roll #: 14/11 011 030 177 00

Application for Consent

NOTE: For an application to be accepted, this application form and the following checklist must be completed and signed.

☐ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see section 11)
☒ Proof that the lot existed in its present form prior to January 1, 1985 is enclosed (a copy of the current deed and a survey predating January 1, 1985, or the PIN sheet).
☒ It is acknowledged that a site visit will likely be conducted by members of Council, the Land Division Committee members, Staff, and/or other agents. By signing below, the owner agrees to allow these agents, staff, committee and/or Council members access to the property in the review of this application.
☒ It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
☒ It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
☒ It is acknowledged that fees are not refundable.
☐ Required fees have been submitted to the Treasurer.

☐ If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (Fill out 12.0)
☒ If the owner is not the applicant, written authorization to the applicant is required and enclosed. (Fill out 13.0)
☒ Completed application with Sketch enclosed, has been submitted to the Planning Coordinator.
☐ Applications acknowledge that they will be required to post a sign on the property for a minimum or 14 days prior to the hearing date.

Date: April 16, 2020
Signature of Owner

Page 1 of 12
The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name(s) Scott Trumpeter
Mailing Address 12789 County Road # 21
City/Province Colborne, Ontario Postal Code K0K 1S0
Telephone No. 905-875-7351 Fax No. N/A
Email Address steve@netmail.com

1.2 Do you wish to receive all communications? Yes ☐ No ☑

2.0 Authorized Agent/Solicitor Information
2.1 Name(s) John Koretki
Mailing Address P.O. Box 317
City/Province Beamton, Ontario Postal Code K0K 1H0
Telephone No. 63-84-1916 Fax No. N/A
Email Address johncfourconstruction.ca

2.2 Do you wish to receive all communications? Yes ☑ No ☐

2.3 If known, the names of any Mortgages, or liens against the property with mailing address and postal codes:

3.0 Property Description
Township Cramahe Concession No. 4 Lot(s) 22
Registered Plan No. NC31927 Exit # 1 Part(s)
Reference Plan No. 99-102234 Part(s) 39K 11059
Address (Street Name & Number) Logman Road 4 Brownlun Road
Property Roll Number 1411 01 10301770000000

3.1 Are there any easements or restrictive covenants affecting the subject land? Yes ☐ No ☑

If yes, please describe each easement or covenant and its effect.
4.0  Purpose of the Application
4.1  Type and purpose of proposed transaction: (check appropriate box)
  Transfer: ☑ Creation of a new lot  Other: □ A charge
  □ Addition to a lot  □ A lease
  □ An easement  □ A correction of title
  □ Other Purpose

4.2  Name of person(s), if known, to whom land or interest in land is to be transferred,
  leased or charged (please include address, phone number and fax/email):
  ・ STEVE SCOTT  TRUMBER  /  JOHN KOROTKI

4.3  If a lot line adjustment or addition, identify the lands to which the parcel will be
  added, if not check N/A:  N/A  ☑
  Address (Street name and number)  ________________________________
  Property Roll Number  1411 01  ________________________________

5.0  Description of Severed Parcel and Servicing Information
5.1  Description of land intended to be severed (provide in meters, feet, acres and
  hectares and provide all dimensions on sketch):
  Frontage  45.84  (m)  □ Depth  149.22  (m)  Area  0.514  (ha)
  Frontage  150.38  (ft)  □ Depth  489.57  (ft)  Area  1.27  (acres)

5.2  Existing use(s) (i.e. residential, vacant, etc.):  VACANT LAND
  Proposed use(s) (i.e. residential, commercial, etc., or same as existing):
    SUNKIN DETACHED DWELLING AND GARAGE.

5.3  Existing building(s) or structure(s) including well and septic on severed lot:
    N/A.
The Corporation of the Township of Cramahe

5.4 Proposed building(s) or structure(s) including well and septic on severed lot:

Single Detached Dwelling, Garage
To infinity Well & Septic system at the time of building of A. Building Permit

5.5 Type of access for severed land (check one):

☐ Municipal Road (maintained all year)
☐ Municipal Road (maintained seasonally)
☐ County Road
☐ Public Road
☐ Right of Way
☐ Unopened Road Allowance
☐ Other (Please specify):

☐ By Waterfront, if access to the land will be by water only, please indicate:
  - Parking and docking facilities to be used:
  - Approximate distance from the land (in meters):
  - Approx. distance from the nearest public road (in meters):

5.6 Type of water supply proposed for severed land (check one):

☐ Publicly owned and operated piped water system
☐ Privately owned and operated individual well
☐ Privately owned and operated communal well
☐ Lake or other water body
☐ Other means (please specify, if a lot addition write N/A):

5.7 Type of sewage disposal proposed for severed land (check one):

☐ Publicly owned and operated sanitary sewage system
☐ Privately owned and operated individual septic system
☐ Privately owned and operated communal septic system
☐ Privy or outhouse
☐ Other means (please specify, if a lot addition write N/A):
The Corporation of the Township of Cramahe

6.0 **Description of Retained Parcel and Servicing Information**

6.1 Description of the land intended to be *retained* (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

- **Frontage:** 429.38 (m)  
  Depth: 274.32 (m)  
  Area: 10.74 (ha)

- **Frontage:** 1,408.72 (ft)  
  Depth: 900' (ft)  
  Area: 21.53 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.):  
N/A

Proposed use(s) (i.e. residential, commercial, etc.):  
RESIDENTIAL USE

6.3 Existing building(s) or structure(s) including well and septic on retained land:  
N/A - VACANT LAND

6.4 Proposed building(s) or structure(s) including well and septic on retained land:  
SINGLE DETACHED DWELLING + GARAGE

6.5 Type of access available for retained land (check one):

- [x] Municipal Road (maintained all year)
- [ ] Municipal Road (maintained seasonally)
- [ ] County Road
- [ ] Public Road
- [ ] Right of Way
- [ ] Unopened Road Allowance
- [ ] Other (please specify):  

By Waterfront, if access to the land will be by water **only**, please indicate:

- Parking and docking facilities to be used:
- Approximate distance from the land (in meters):
- Approx. distance from the nearest public road (in meters):

6.6 Water supply for retained land (check one):

- [ ] Existing  
- [x] Available
The Corporation of the Township of Cramahe

6.7 Type of water and retained lot (check one):
- [ ] Publicly owned and operated piped water system
- [X] Privately owned and operated individual well (SEE BELOW)
- [ ] Privately owned and operated communal well
- [ ] Lake or other water body
- [ ] Other means (please specify): TO BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

6.8 Sewage disposal for retained land (check one):
- [ ] Existing or [ ] Available

6.9 Type of sewage disposal for retained lot (check one):
- [ ] Publicly owned and operated sanitary sewage system
- [X] Privately owned and operated individual septic tank
- [ ] Privately owned and operated communal septic tank
- [ ] Lake or other body of water
- [ ] Other means (please specify): TO BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

IF the severed lot if a Lot Addition or Lot Line Adjustment please fill out section 7.0.
IF NOT, please put a line through Section 7.0 and move on to Section 8.0.

7.0 Lot Addition/Lot Line Adjustment

7.1 Description of lot being added to (provide in meters, feet, acres and hectares and provide all dimensions on sketch):
- Frontage__________(m) Depth__________(m) Area__________(ha)
- Frontage__________(ft) Depth__________(ft) Area__________(acres)

7.2 Existing building(s) or structure(s) including well and septic:

7.3 Proposed building(s) or structure(s) including well and septic:
The Corporation of the Township of Cramahe

7.4  Type of access (check one):

☑ Municipal Road (maintained all year)
☑ Municipal Road (maintained seasonally)
☐ Provincial Highway
☐ County Road
☐ Public Road
☐ Right of Way
☐ Unopened Road Allowance
☐ Other (please specify): __________________________

☐ By Waterfront, if access to the land will be by water only, please indicate:
   Parking and docking facilities to be used: __________________________
   Approximate distance from the land (in meters): ____________________
   Approx. distance from the nearest public road (in meters): ____________

7.5  Roll No. of lot being added to: 1411 01

8.0  Local Planning Documents

8.1  What is the existing Official Plan designation(s) of the subject land?
     Designated Hamlet / Dundonald

8.2  What is the Zoning of the subject land? Agricultural Exception No. 53
     (A-53)

8.3  Are any of the following uses or features on the subject land or within 500 meters? Check all that apply and write approx. distance or N/A:

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On Subject Land</th>
<th>Within 500m</th>
<th>Approx. Distance</th>
</tr>
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<td>Agricultural operation N/A</td>
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<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>Industrial or commercial use N/A</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use __________________________

Page 74 of 120
The Corporation of the Township of Cramahe

Active railway line N/A □  □  ____________
Aggregate extraction N/A □  □  ____________
Natural gas/oil pipeline N/A □  □  ____________
Hydro easement N/A □  □  ____________

8.4 Is the application consistent with the policy statements issued under subsection 3(1) of the Planning Act (Provincial Policy Statement 2014)?
Yes □  No □

8.5 Does the application conform or not conflict with the Greater Golden Horseshoe Growth Plan? (The GGHGP and other Provincial Plans are available online).
Yes □  No □

8.6 Is the subject land within an area designated under any other provincial plan(s)? (E.g. Oak Ridges Moraine Conservation Plan, Source Water Protection Plan, etc)
Yes □  No □

8.7 If yes, does the application conform or not conflict with the plan(s)?
N/A Yes □  No □

9.0 History of Subject Land

9.1 If known, is or has the property ever been the subject of any other application under section 51 or 53 of the Planning Act? (i.e. Plan of Subdivision, Consent)
Yes □  No □  Unknown □
If yes, what is the file number and status? ____________________________

9.2 Has any land been severed from the parcel originally acquired by the owner?
Yes □  No □

If yes:
How many separate parcels have been created? ____________________________
For what uses? ____________________________
If known, what is the file number(s)? ____________________________
Who is the transferee of the severed parcel(s)? ____________________________
When did this transfer (dd/mm/yyyy)? ____________________________
The Corporation of the Township of Cramahe

9.3 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law Amendment, Minister’s Zoning Order, Minor Variance)?
Yes□ No□ Unknown□
If yes, what is the file number and status? ____________________________

9.4 Is the property the subject of any additional consent applications simultaneous to this application?
Yes□ No□ Unknown□
If yes, what is the file number and status? ____________________________

9.5 Is there an existing septic system on either the severed or retained parcel;
Yes□ No □
N/A If yes, when was it installed? ____________________________
Was it approved and inspected by the local Health Unit? Yes□ No□

9.6 Are there any barns within 2000m (6561 ft) which currently house, or are capable of housing livestock?
Yes □ No □ If yes, please complete an “MDS form” for each barn.

10.0 Adjacent Lands
Please state the names of the owners, the use of the land and building existing on the lands surrounding the owner’s entire land holding. This information is also to be provided on the sketch, and can be obtained from the Township Planning Department. If more room is needed, please add extra Schedule page.

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11.0 Required Sketch
11.1 The applicant shall attach to this application a professional sketch showing the following:
The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained.
The boundaries and dimension of any land abutting the subject land that is owned by the owner of the subject land.
The approximate distance between the subject land, and the nearest township lot line or landmark, such as a bridge or railway crossing.
The location of all land previously severed from the parcel originally acquired by the current owner of subject land.
The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant’s opinion, may affect the application.
The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial).
The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.
The location and nature of any easement affecting the subject land.
The Corporation of the Township of Cramahe

12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a “complete application” under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, [Name] (Agent) OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the Township of Cramahe in the County of Northumberland this ______ day of ______, 2020.

_________________________  __________________________
Commissioner of Oaths        Applicant
13.0 Authorizations

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to make the application

I, ____________________________, am the owner of the land that is the subject of this application for consent and I authorize ______________________ to make this application on my behalf.

______________________________    ______________________________
Date                               Signature of Owner
From: Trevor <trevor.omeara@apscanada.com>
Sent: July 28, 2020 9:38 AM
To: Heather Sadler <hsadler@cramahetownship.ca>
Cc: 'Janice Logeman' <janice.logeman@apscanada.com>
Subject: D10-TRU-04-20 new lots to the north of our farm

Hi Heather,

We just received the notice of applications for these severances on the property to the north of our agricultural use property.

I believe that section 8.3, 9.6 and 10.0 have been filled out incorrectly on the application.

Also, I didn’t see the MDS-1 form for this application as there are multiple existing livestock dwellings to the north, east and south of this property within 500-2000m.

Do we have to raise concerns at the public meeting or can we have this form requested ahead of the meeting?

Can you send me a copy of the MDS-1 and MDS-2 forms as I can’t find them on your website.

Stay Safe & Have a Nice Day!
Trevor O'Meara

Automated Products & Supplies
210 Willmott St. Unit # 5, Cobourg, Ontario, K9A 0E9
Phone: (905) 372-5223
Fax: (905) 372-5226

www.apscanada.com/manufacturer_links.htm

Please consider the environment before printing this email
Meeting: Committee of Adjustment

Date: August 11, 2020

Report No.: PLAN-19-20

RESOLUTION NO: _______ BY-LAW NO: _________

Subject: Addendum – Consent Report D10-FID-07-20

Recommendation(s):

Based on the information available at the time of this report, application D10-FID-07-20 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.

2. Cash-in-Lieu of Parkland fee to be paid to the Township of Cramahe for the new lot ($1,100).

3. Deeds must be submitted to the Township of Cramahe.

4. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.

5. Rezoning the severed and retained lot to the satisfaction of the Township of Cramahe.

Description of the Property and Purpose of the Application
The lands subject to the proposed consent is located at 222 Pinewood School Road, Part Lot 20, Concession 7, Township of Cramahe. Figure 1 identifies the location of the subject property.

The purpose of the application is to sever a portion of land for future residential use, as shown in Figure 2. One lot was previously severed from the parcel in 1986. The existing property is 33.6 hectares (83.06 acres) in size with 414.89 metres (1361.2 feet) of frontage on Pinewood School Road.

Figure 1 - Location of Subject Property

SEVERED PARCEL The parcel proposed to be severed is approximately 0.61 hectares (1.5 acres) with approximately 45.7 meters (150 feet) of frontage on Pinewood School Road. The parcel to be severed is currently vacant.

RETAINED PARCEL The parcel to be retained is approximately 33.0 hectares (81.56 acres) with approximately 369.1 metres (1211 feet) of frontage on Pinewood School Road. There is an existing farmhouse and barn on the parcel to be retained.
The subject property is zoned the Rural–Exception 2 (RU-2) Zone and Environmental Conservation (EC) Zone on Schedule “A” - Map 22 to the Township’s Zoning By-law 08-18 and is designated Rural on Schedule “A” to the Township’s Official Plan.

The property is designated Rural and Environmental Protection on Schedule A to the Township’s Official Plan (Figure 3). The Environmental Protection designation is located in the most northerly section of the property, at least 700 metres from the proposed lot. The subject property is zoned the Rural Exception 2 (RU-2) Zone and Environmental Conservation (EC) Zone on Schedule A - Map 22 to the Township’s Zoning By-law 08-18. The EC Zone coincides with a series of small watercourses located immediately south of the north property boundary of the property.

Planning Considerations
Provincial Policies

Provincial Policy Statement (PPS) 2020

The PPS indicates that when directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3- Protecting Public Health and Safety.

Section 1.1.5.2 c) states that residential development, including lot creation, that is locally appropriate is permitted.

Section 1.1.5.5 requires that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. Given the private individual servicing is proposed, the application conforms to this policy.

Section 1.1.5.8 requires that new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae. The applicant has submitted an MDS form indicating that there is a 32’ x 54’ livestock facility for four (4) horses and associated outdoor manure system located on the retained lands. The minimum distance separation required between the livestock facility and proposed lot is 81 metres (285 ft). The proposed lot is therefore meets the OMAFRA MDS requirements.

Section 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. There are no natural heritage features and areas, as identified by the PPS, within 120 metres of the property and therefore is consistent with Section 2 - Wise Use and Management of Resources.

The property is not located within an area subject to Natural or Human-Made Hazards and therefore is consistent with Section 3 - Protecting Public Health and Safety.

A Place to Grow 2019 (Growth Plan)

The Growth Plan indicates that growth should be directed to settlement areas. However, new lots may be allowed in rural areas in site-specific locations with approved zoning or land use designation that allows the development. The current Official Plan designation and Zoning By-law Provisions allow single detached dwellings.
Township of Cramahe Official Plan

The subject lands are designated *Rural* and *Environmental Protection* on Schedule “A” to the Township of Cramahe Official Plan (TCOP), as shown on Figure 3, below.

As stated in Section 5.3.1 of the TCOP, the *Rural* designation recognizes lands which are of marginal value for agriculture and have potential for non-agricultural development. The intent of the *Rural* designation is to accommodate a variety of land uses that are appropriate for a rural location. Limited residential development in the form of one single unit per lot is permitted in the *Rural* designation, where such development will not preclude continued agricultural and non-residential uses.

**Consent Policies**

The TCOP policies regarding applications for Consent are contained in Section 6.2.1. According to Section 6.2.1.1, the number of new lots or parcels created by consent per land holding, as it existed January 1, 1985, is three plus the retained. The current application meets this requirement because one lot is proposed to be created from a lot existing as of January 1, 1985. One lot was created between 1985 and today’s date.
Section 6.2.1.2 requires that the proposed land use is compatible with existing land uses. Existing land uses within the immediate area include single detached dwellings on rural residential properties ranging in size from 0.5 acres to 21 acres and as such the proposal is compatible with surrounding land uses.

Section 6.2.1.3 states that the size of any new lot created by consent should be appropriate for the use proposed and the services available. The policy also states that where the effect of the severance is to create a lot or lots of disproportionate depth or width, or an irregular-shaped lot, having regard to the established lot pattern in the vicinity of the proposed severance. The proposed lot is regular in shape and not inconsistent with the existing lot pattern in the vicinity.

Both the proposed severed lot and the retained lot front on Pinewood School Road, an assumed public road maintained on a year-round basis by a public authority, as required by Section 6.2.1.4 of the TCOP. Township staff have attended the site and determined that the location of the lot is suitable for construction of private driveway, subject to approval of the location by the Township.

Severances may only be considered when it has been established by the approval authority that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain sufficient potable water and to permit the installation of an adequate means of sewage disposal for both the severed and retained parcels, as per Section 6.2.1.6. Based on information received from the County of Northumberland’s Sewage and Plumbing Department, the severed and retained parcels can be adequately serviced by individual water and on-site sewage disposal systems.

Given the existing cluster of rural residential development in the vicinity, the proposed severance would not result in the demand for the extension of municipal services, or lead to strip development and therefore is consistent with the intent of Section 6.2.1.7

**County of Northumberland Official Plan**

The subject lands are designated as Rural Areas on Schedule “A” to the County of Northumberland Official Plan (CNOP).

---

**Township of Cramahe Comprehensive Zoning By-law 08-18**
The subject lands are zoned the Rural Exception 2 (RU-2) Zone and Environmental Conservation (EC) Zone on Schedule A - Map 22 to the Township's Zoning By-law 08-18 (see Figure 4).

Figure 4 - Excerpt from Zoning By-law

The TCOP requires that the parcels of land to be created and retained by severance and the proposed use conform to all applicable provisions of the Township's Zoning By-law. The policy provides that the consent to sever may be granted on the condition that a Zoning By-law amendment be approved, or that the condition may be varied by the Township's Committee of Adjustment, if required. In this case, the existing lot reduced lot frontage and lot area. The proposed lot would require rezoning to the Rural Residential (RR) Zone.

**Agency Comments**

**County of Northumberland**

None received to date.

**Lower Trent Conservation Comments**

Lower Trent Conservation (LTC) has stated that they have no objection to the approval of the subject application.

**Public Comment**

None to date.
The proposal is consistent with the relevant policies of the Provincial Policy Statement 2020 and the 2019 Growth Plan for the Greater Golden Horseshoe. The proposed lot is similar to other rural residential parcels located in the immediate area. Many of these lots were previously created by Consent under Section 53 of the Planning Act.

Comments have not yet been received from the County of Northumberland. Given that comments have not been received from the County, it is recommended that the application be deferred to the next scheduled meeting.

Submitted by: ____________________
Heather Sadler, Manager of Planning and Development

Reviewed by: ____________________
Arryn McNichol, CAO/Treasurer
Report Approval Details

<table>
<thead>
<tr>
<th>Document Title:</th>
<th>Consent Application D10-FID-07-20 .docx</th>
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</table>
                          | - consent sketch D10-FID-07-20.pdf  
                          | - scanned application.pdf           |
| Final Approval Date:    | Aug 6, 2020                             |

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to JOANNE HYDE was completed by workflow administrator HOLLY GRANT

JOANNE HYDE - Aug 6, 2020 - 2:31 PM

No Signature - Task assigned to ARRYN MCNICHOL was completed by workflow administrator JOANNE HYDE

ARRYN MCNICHOL - Aug 6, 2020 - 2:47 PM

Background:

Staff Comments:

Financial Implications:

Concluding Comments:

Submitted by: Joanne Hyde, Clerk

Reviewed by: Arryn McNichol, CAO/Treasurer
Report Approval Details

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<th>Addendum - Consent Application D10-FID-07-20.docx</th>
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<td>Final Approval Date:</td>
<td>Aug 7, 2020</td>
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This report and all of its attachments were approved and signed as outlined below:

JOANNE HYDE - Aug 7, 2020 - 10:43 AM

No Signature - Task assigned to ARRYN MCNICHOL was completed by workflow administrator JOANNE HYDE

ARRYN MCNICHOL - Aug 7, 2020 - 10:51 AM
Notice of Application
For Consent
D10-FID-07-20

Notice of Application
TAKE NOTICE that the Township of Cramahe has received an application for Consent to
Sever a lot under Section 53 of the Planning Act. This application have been assigned File
Number D10-FID-07-20.

Public Hearing:
The Committee of Adjustment will be considering the above noted application at its meeting
scheduled for Tuesday August 11, 2020 at 5:00 p.m. via Zoom teleconference. If you
wish to participate in the Public Hearing, you may do so by dialing 1-647-374-4685 or 1-
647-558 0588. Below is the meeting ID and password used to access the scheduled
meeting. Meeting ID: 862 6061 628. You can also join the meeting through the following
link https://us02web.zoom.us/j/86260616281. You may also provide feedback through the
Let’s Talk Cramahe forum at www.LetsTalkCramahe.ca

Location of the Subject Lands
The lands subject to the proposed consent is located at 222 Pinewood School Road, Part Lot
20, Concession 7, Township of Cramahe. A key map is attached showing the location of the
subject lands.

Purpose and Effect of the Consent Applications
The purpose of the application is to sever a portion of land for future residential use. One lot
was previously severed from the parcel in 1986. The existing property is 33.6 hectares (83.06
acres) in size with 414.89 metres (1361.2 feet) of frontage on Pinewood School Road.

SEVERED PARCEL The parcel proposed to be severed is approximately 0.61 hectares (1.5
acres) with approximately 45.7 meters (150 feet) of frontage on Pinewood School Road. The
parcel to be severed is currently vacant.

RETAINED PARCEL The parcel to be retained is approximately 33.0 hectares (81.56 acres)
with approximately 369.1 metres (1211 feet) of frontage on Pinewood School Road. There is
an existing farm house and barn on the parcel to be retained.

The subject property is zoned the Rural–Exception 2 (RU-2) Zone and Environmental
Conservation (EC) Zone on Schedule “A” -Map 22 to the Township’s Zoning By-law 08-18 and
is designated Rural on Schedule “A” to the Township’s Official Plan.

NOTE:
Although the Township’s Land Division Advisory Committee usually hears applications for
Consent and makes recommendation to Council, the requirements for virtual meetings
resulting from COVID-19 pandemic have resulted in this application being heard by the Committee of Adjustment, with comments received from the LDAC.

**Written Submissions**

Written submissions regarding the proposed consent will be received by the Committee of Adjustment up to the time of the above-noted meeting of the Committee. The Committee will make a recommendation to the Council of the Township of Cramahe regarding the application for consent.

If you do not participate in the online hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

**Notice of Decision:** A copy of the decision of the Committee of Adjustment will be sent to the applicant, and to each person who appeared at the scheduled and who has filed with the Clerk a written request for Notice of the Decision. To Request a Notice, please reply in writing to Municipal Clerk
Township of Cramahe
P.O. Box 357
Colborne, Ontario KOK 1SO
Email: ihyde@cramahetownship.ca - Please include the File Number: D10-FID-07-20

**Additional information** regarding this application (including a copy of this notice) is available for public inspection on the Township of Cramahe website at https://www.cramahe.ca/en/municipal-government/planning-applications-and-public-notices.aspx

If a person or public body that files an appeal of a decision of the Council of the Township of Cramahe in respect of the proposed consent does not make written submissions to the Council of the Township of Cramahe before it gives or refuses to give a provisional consent, the Local Planning Appeals Tribunal may dismiss the appeal.

Dated at the Township of Cramahe this 24th day of July, 2020

Joanne Hyde
Municipal Clerk
Township of Cramahe
P.O. Box 357
Colborne, Ontario, KOK 1SO
Key Map

D10-FID-07-20

Subject Lands

Lot to be severed
The Corporation of the Township of Cramahe

Date received __________________________
File Number B __________________________
Parent Roll # 14111014604240000

Application for Consent

NOTE: For an application to be accepted, this application form and the following checklist must be completed and signed.

✓ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see section 11)
✓ Proof that the lot existed in its present form prior to January 1, 1985 is enclosed (a copy of the current deed and a survey predating January 1, 1985, or the PIN sheet).
✓ It is acknowledged that a site visit will likely be conducted by members of Council, the Land Division Committee members, Staff, and/or other agents. By signing below, the owner agrees to allow these agents, staff, committee and/or Council members access to the property in the review of this application.
✓ It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
✓ It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
✓ It is acknowledged that fees are not refundable.
✓ Required fees have been submitted to the Treasurer.
✓ If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (Fill out 12.0)
✓ If the owner is not the applicant, written authorization to the applicant is required and enclosed. (Fill out 13.0)
✓ Completed application with Sketch enclosed, has been submitted to the Planning Coordinator.
✓ Applications acknowledge that they will be required to post a sign on the property for a minimum or 14 days prior to the hearing date.

Date 2020/06/19

[Signature of Owner]

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The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name (s) Wendy Berry
Mailing Address 222 Pinewood School Rd
City/Province Cobourg, ON Postal Code K0K 1S0
Telephone No. 289 475 5064 Fax No. 
Email Address wendyberry@explornet.com

1.2 Do you wish to receive all communications? Yes □ No □

2.0 Authorized Agent/Solicitor Information
2.1 Name (s) Fidelity Homes INC. - TM Williams
Mailing Address 512 Ruby Rd
City/Province Cobourg, ON Postal Code K0K1S0
Telephone No. 905 376 4805 Fax No. 905 355 2565
Email Address twilliams@fidelityeng.com

2.2 Do you wish to receive all communications? Yes □ No □

2.3 If known, the names of any Mortgages, or liens against the property with mailing address and postal codes:

NONE

3.0 Property Description
Township Cramahe Concession No. 7 Lot(s) 20
Registered Plan No. Reference Plan No.
Address (Street Name & Number) 222 Pinewood School Rd
Property Roll Number 1411 011 04 000 42400000

3.1 Are there any easements or restrictive covenants affecting the subject land?
Yes □ No □
If yes, please describe each easement or covenant and its effect.
4.0 Purpose of the Application

4.1 Type and purpose of proposed transaction: (check appropriate box)

Transfer: □ Creation of a new lot □ Other: □ A charge

□ Addition to a lot □ A lease

□ An easement □ A correction of title

□ Other Purpose:

4.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (please include address, phone number and fax/email):

Fidelity Homes Inc.

4.3 If a lot line adjustment or addition, identify the lands to which the parcel will be added, if not check N/A: N/A

Address (Street name and number) ________________________________
Property Roll Number 1411 01 ________________________________

5.0 Description of Severed Parcel and Servicing Information

5.1 Description of land intended to be severed (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage _______ (m) Depth _______ (m) Area _______ (ha)

Frontage ~50 (ft) Depth ~300 (ft) Area ~1.5 (acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.): Residential

Proposed use(s) (i.e. residential, commercial, etc., or same as existing): Same as existing

5.3 Existing building(s) or structure(s) including well and septic on severed lot: None
The Corporation of the Township of Cramahe

5.4 Proposed building(s) or structure(s) including well and septic on severed lot:

Future Single Family Dwelling

5.5 Type of access for severed land (check one):
- [ ] Municipal Road (maintained all year)
- [ ] Municipal Road (maintained seasonally)
- [ ] County Road
- [ ] Public Road
- [ ] Right of Way
- [ ] Unopened Road Allowance
- [ ] Other (Please specify):

- [ ] By Waterfront, if access to the land will be by water only, please indicate:
  - Parking and docking facilities to be used:
  - Approximate distance from the land (in meters):
  - Approx. distance from the nearest public road (in meters):

5.6 Type of water supply proposed for severed land (check one):
- [ ] Publicly owned and operated piped water system
- [ ] Privately owned and operated individual well
- [ ] Privately owned and operated communal well
- [ ] Lake or other water body
- [ ] Other means (please specify, if a lot addition write N/A):

5.7 Type of sewage disposal proposed for severed land (check one):
- [ ] Publicly owned and operated sanitary sewage system
- [ ] Privately owned and operated individual septic system
- [ ] Privately owned and operated communal septic system
- [ ] Privy or outhouse
- [ ] Other means (please specify, if a lot addition write N/A):
The Corporation of the Township of Cramahe

6.0 Description of Retained Parcel and Servicing Information

6.1 Description of the land intended to be retained (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage ________ (m) Depth ________ (m) Area ________ (ha)
Frontage 1211 (ft) Depth 2884 (ft) Area 82 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.): ________ Residential ________
Proposed use(s) (i.e. residential, commercial, etc.): ________ Same ________

6.3 Existing building(s) or structure(s) including well and septic on retained land: ________

House, Hobby Barn, Septic & Well - 2008 ________

6.4 Proposed building(s) or structure(s) including well and septic on retained land: ________

SAME AS ABOVE - NO PROPOSED CHANGES ________

6.5 Type of access available for retained land (check one):

☒ Municipal Road (maintained all year)
☐ Municipal Road (maintained seasonally)
☐ County Road
☐ Public Road
☐ Right of Way
☐ Unopened Road Allowance
☐ Other (please specify): ________

By Waterfront, if access to the land will be by water only, please indicate:

Parking and docking facilities to be used: ________
Approximate distance from the land (in meters): ________
Approx. distance from the nearest public road (in meters): ________

6.6 Water supply for retained land (check one):

☒ Existing or □ Available ________
The Corporation of the Township of Cramahe

6.7 Type of water and retained lot (check one):
   □ Publicly owned and operated piped water system
   ✔ Privately owned and operated individual well
   □ Privately owned and operated communal well
   □ Lake or other water body
   □ Other means (please specify):

6.8 Sewage disposal for retained land (check one):
   ✔ Existing or □ Available

6.9 Type of sewage disposal for retained lot (check one):
   □ Publicly owned and operated sanitary sewage system
   ✔ Privately owned and operated individual septic tank
   □ Privately owned and operated communal septic tank
   □ Lake or other body of water
   □ Other means (please specify):

IF the severed lot if a Lot Addition or Lot Line Adjustment please fill out section 7.0.
IF NOT, please put a line through Section 7.0 and move on to Section 8.0.

7.0 Lot Addition/Lot Line Adjustment
7.1 Description of lot being added to (provide in meters, feet, acres and hectares and provide all dimensions on sketch):
   Frontage ______ (m)  Depth ______ (m)  Area ______ (ha)
   Frontage ______ (ft)  Depth ______ (ft)  Area ______ (acres)

7.2 Existing building(s) or structure(s) including well and septic:

7.3 Proposed building(s) or structure(s) including well and septic:

The Corporation of the Township of Cramahe

7.4 Type of access (check one):
- [ ] Municipal Road (maintained all year)
- [ ] Municipal Road (maintained seasonally)
- [ ] Provincial Highway
- [ ] County Road
- [ ] Public Road
- [ ] Right of Way
- [ ] Unopened Road Allowance
- [ ] Other (please specify): ___________________________________________________________________
- [ ] By Waterfront, if access to the land will be by water only, please indicate:
  - Parking and docking facilities to be used: ___________________________________________________________________
  - Approximate distance from the land (in meters): ____________________________
  - Approx. distance from the nearest public road (in meters): __________________

7.5 Roll No. of lot being added to: 1411 01 ___________________________________________________________________

8.0 Local Planning Documents
8.1 What is the existing Official Plan designation(s) of the subject land? ____
   Natural Heritage System Area

8.2 What is the Zoning of the subject land? ___ Rv-2 _____________________________

8.3 Are any of the following uses or features on the subject land or within 500 meters? Check all that apply and write approx. distance or N/A:

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<tr>
<th>Use or Feature</th>
<th>On Subject Land</th>
<th>Within 500m</th>
<th>Approx. Distance</th>
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<td>See attached</td>
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<tr>
<td>Waste Water Treatment Plant</td>
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</tr>
<tr>
<td>Provincially significant wetland</td>
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<tr>
<td>Landfill (active ☐ or closed ☐)</td>
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<td>No</td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>☐</td>
<td>☐</td>
<td>No</td>
</tr>
<tr>
<td>Please specify the use</td>
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**The Corporation of the Township of Cramahe**

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<td>Natural gas/oil pipeline</td>
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</tr>
<tr>
<td>Hydro easement</td>
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<td>No</td>
</tr>
</tbody>
</table>

8.4 Is the application consistent with the policy statements issued under subsection 3(1) of the Planning Act (Provincial Policy Statement 2014)?

Yes ☑ No ☐

8.5 Does the application conform or not conflict with the Greater Golden Horseshoe Growth Plan? (The GGHGP and other Provincial Plans are available online).

Yes ☑ No ☐

8.6 Is the subject land within an area designated under any other provincial plan(s)? (E.g. Oak Ridges Moraine Conservation Plan, Source Water Protection Plan, etc)

Yes ☐ No ☑

8.7 If yes, does the application conform or not conflict with the plan(s)?

Yes ☑ No ☐

9.0 **History of Subject Land**

9.1 If known, is or has the property ever been the subject of any other application under section 51 or 53 of the Planning Act? (i.e. Plan of Subdivision, Consent)

Yes ☑ No ☐ Unknown ☐

If yes, what is the file number and status? **1986 - 11.94 acres Mr/Mrs Coombs North East Corner.**

9.2 Has any land been severed from the parcel originally acquired by the owner?

Yes ☐ No ☑

If yes:

How many separate parcels have been created? **N/A**

For what uses? 

If known, what is the file number(s)? 

Who is the transferee of the severed parcel(s)? 

When did this transfer (dd/mm/yyyy)? 

Page 8 of 12
The Corporation of the Township of CRAmaHe

9.3 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order, Minor Variance)?

Yes □ No □ Unknown □

If yes, what is the file number and status? ________________________________

9.4 Is the property the subject of any additional consent applications simultaneous to this application?

Yes □ No □ Unknown □

If yes, what is the file number and status? ________________________________

9.5 Is there an existing septic system on either the severed or retained parcel?

Yes □ No □

If yes, when was it installed? ____________________________

Was it approved and inspected by the local Health Unit? Yes □ No □

9.6 Are there any barns within 2000m (6561 ft) which currently house, or are capable of housing livestock?

Yes □ No □

If yes, please complete an "MDS form" for each barn.

10.0 Adjacent Lands

Please state the names of the owners, the use of the land and building existing on the lands surrounding the owner's entire land holding. This information is also to be provided on the sketch, and can be obtained from the Township Planning Department. If more room is needed, please add extra Schedule page.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Name of Owner</th>
<th>Use of Land (i.e. farm, residential, etc.)</th>
<th>Buildings (i.e. house, barn, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Unknown</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>South</td>
<td>Unknown</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>East</td>
<td>Unknown</td>
<td>Residential</td>
<td>House</td>
</tr>
<tr>
<td>West</td>
<td>Fredrick Donnaer</td>
<td>Residential</td>
<td>House/Hobby Barn</td>
</tr>
</tbody>
</table>

Page 9 of 12
The Corporation of the Township of Cramahe

11.0 Required Sketch
11.1 The applicant shall attach to this application a professional sketch showing the following:

- The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained.
- The boundaries and dimension of any land abutting the subject land that is owned by the owner of the subject land.
- The approximate distance between the subject land, and the nearest township lot line or landmark, such as a bridge or railway crossing.
- The location of all land previously severed from the parcel originally acquired by the current owner of subject land.
- The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application.
- The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial).
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.
The Corporation of the Township of Cramahe

12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a “complete application” under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, Tim Williams OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the Township of Cramahe in the County of Northumberland this 
23 day of June, 2020.

[Signature]
Commissioner of Oaths

[Signature]
Applicant

A Commissioner for Taking Affidavits, Clerk for the Township of Cramahe, in the County of Northumberland
The Corporation of the Township of Cramahe

12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a "complete application" under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, Tim Williams of the Township of Cramahe in the County of Northumberland, solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and the provisions of the Evidence Act.

And further, I hereby agree to be bound by the planning, engineering, legal and registration fees associated with the application as deemed necessary by the municipality of which the municipality will accommodate such costs, and for which the municipality will accommodate.

Sworn (or declared) before me at the Township of Cramahe in the County of Northumberland this 23rd day of June, 2020.

______________________________
Commissioner of Oaths

______________________________
Applicant
13.0 Authorizations
13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to make the application

I, [Name], am the owner of the land that is the subject of this application for consent and I authorize [Name of Agent] to make this application on my behalf.

Date: 2020/06/19

Signature of Owner(s): [Signature]
This is the information provided by the Pinewood School owners. If you can complete the application in the manner you feel appropriate based on this information and return it to me, I can get it signed.

---

From: wendyberry <wendyberry@xplornet.com>
Sent: April 13, 2020 7:12 PM
To: pussba@rogers.com
Subject: RE: application

Hi Kim. Hope you are staying well.

I read the attached document related to the proposed severance.

- There are no mortgages or liens on our property;
- we had the boundaries of our property surveyed and identified in 2008 by Gifford Harris Surveying Ltd. (Copy of letter attached).
- the one previous severance that we know about occurred around 1986. 11.94 acres were severed from the north east corner, fronting on Bonnett road, owned by Mr. /Mrs. Coombs.
- we are unsure if another severance of approx 4+ acres, fronting on Bonnett rd, was made from the NW corner of the original parcel.
- we don't have a farming operation...but as you might know, approx 30 acres is farmed by a "real" farmer.
- there is a "seasonal" manure pile (winter only) by the 4 stall "hobby" barn. No manure pile present right now.
- our house, barn were built in 2008/9. Septic system and well were approved in 2008.

Not sure of any other info that you may need that I can provide? No questions re the form.

Regards,

Wendy

---

Sent from my Bell Samsung device over Canada's largest network.

-------- Original message --------
From: pussba@rogers.com
Schedule B
Rough Draft of Proposed Severance

Retained
- 82 acres

222 Pine wood
School Rd.

Proposed
Severance
- 11.3 acres
MDS Form

Complete this form and attach it to your application if within 750 metres of an existing barn (or other livestock facility). Complete one sheet for each barn, including ones that are not currently occupied.

1.0 Property information
1.1 Owner of Livestock Facility: [Name]

Telephone 289 475 5064

1.2 Township CRAMAHE

Lot(s) _______________ Concession _______________

2.0 Distance from property
2.1 Closest distance from the livestock facility to the new use:

_______________ metres (_______________ feet)

2.2 Closest distance from the manure storage to the new use:

_______________ metres (_______________ feet)

3.0 Farm information
3.1 Tillable Hectares where the livestock facility is located:

_______________ hectares (__________ acres)
3.2 Fill out the following table:

<table>
<thead>
<tr>
<th>Type of Livestock (Check all that apply)</th>
<th>Size (if applicable – small, med, large)</th>
<th>Max. Housing Capacity (#)</th>
<th>Manure System (choose appropriate kind for each box)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dairy</td>
<td></td>
<td></td>
<td>Inside or Outside</td>
</tr>
<tr>
<td>☐ Milking Cows</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Heifers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beef</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Cows (Barn confinement)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Cows (Barn with yard)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Feeders (Barn confinement)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Feeders (Barn with yard)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swine</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Sows</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Weaners</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Feeder Hogs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poultry</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Chicken Broiler/Roasters</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Caged Layers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Pullets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Meat Turkeys (&gt; 10 kg)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>☐ Meat Turkeys (5-10 kg)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Meat Turkeys (&lt; 5 kg)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Turkeys Breeder Layers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☒ Horses</td>
<td>32' x 54'</td>
<td>4</td>
<td>OUTSIDE</td>
</tr>
<tr>
<td>Sheep</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Adult Sheep</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Feeder Lambs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Mink – Adults</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ White Veal Calves</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goats</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Adult Goats</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Feeder Goats</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This information was provided by:

[Signature]

Date (dd/mm/yyyy):

18/06/2020

June 18, 2020
Heather Sadler  
Manager of Planning and Development, Planning Department  
Township of Cramahe  
P.O. Box 357  
Colborne, ON  K0K 1S0

RE: Application for Consent – FIDELITY (WILLIAMS) for BERRY  
222 Pinewood School Road, Township of Cramahe, Concession 7, Part Lot 20, (Geographic - Cramahe)  
Northumberland County  
Application No.: D10-FID-07-20

Dear Ms. Sadler,

Lower Trent Conservation (LTC) is in receipt of the above noted Application for Consent, which was circulated to our office on July 27, 2020 for review and comment in accordance with the requirements of Schedule 1 of our Planning Services Agreement with the township. We understand that the purpose of the application is to sever a single vacant lot measuring 0.61 hectares (1.5 acres) for future residential development. The retained lands are currently developed and will measure 33.0 hectares (81.56 acres).

Documents Received and Review by Staff

Staff have received and reviewed the following document(s) submitted:

- Cover letter requesting LTC review and comment; and,

Staff have reviewed this submission as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 163/06. LTC has also provided comments as per our Planning Services Agreement with the Township of Cramahe representing LTC’s role in the provision of environmental advisory comments related to natural heritage feature and water resource protection. The application has also been reviewed through our role as a public body under the Planning Act as per our LTC Board approved policies. Finally, LTC has provided advisory comments related to policy applicability and to assist with implementation of the Trent Source Protection Plan under the Clean Water Act.

RECOMMENDATION

Please be advised that Lower Trent Conservation (LTC) would have no objection to the approval of the subject application.

Please note that the landowner has been provided with a copy of this letter whereby they are informed that Ontario Regulation 163/06 – Lower Trent Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses does apply to the retained lands and that, written approval from LTC may be required for future development and/or site alteration prior to the commencement of any on-site work. Landowner(s) will need to contact LTC directly to confirm permitting requirements and restrictions.

Refer to the following sections for context.
SITE CHARACTERISTICS

Existing mapping, satellite imagery, and air photos indicate that there are multiple watercourses, specifically tributaries of Little Cold Creek, traversing through the northern portion of the subject property and multiple unevaluated wetlands encompassing these watercourses on the subject property.

Portions of the subject lands are therefore situated within areas that are regulated by LTC pursuant to Ontario Regulation 163/06 – Lower Trent Region Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Mapping of known and potential areas subject to Ontario Regulation 163/06 is available to the public at the following link: http://www.ltc.on.ca/maps/regulations/

DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS

1. LTC has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the PPS.

- Policies 3.1.1 and 3.1.2 of the PPS apply to this application. Here it is stated:
  3.1.1 Development shall generally be directed to areas outside of:
      b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;
  3.1.2 Development and site alteration shall not be permitted within:
      d) a floodway...

- Floodplain mapping is not currently available for the mapped watercourses on the the subject property nor the adjacent lands and as such, the extent of potential flooding on the property that may be associated with these watercourses are unknown. Based on our review of the characteristics of the watercourses and the contributing drainage areas, engineered floodplain mapping may be warranted to define the flooding hazard. In the event that floodplain mapping is conducted, the entire extent of the floodplain would be considered the floodway, where development and site alteration would be prohibited in accordance with the PPS.

- For this particular site, we are satisfied that the proposed severed parcel and any future development are located far enough away from the watercourses to alleviate any potential floodplain concerns. In addition, the setbacks associated with the unevaluated wetlands are enough to address any flooding hazard concerns we may have for any future development on the retained lands. LTC will not be requiring engineered floodplain mapping at this time. It is our opinion that the application is consistent with Section 3.1 of the PPS.

2. LTC has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 163/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LTC also regulates the alteration to or interference in any way with a watercourse or wetland.

- Portions of the subject lands are situated within areas that are subject to Ontario Regulation 163/06. Specifically, as stated above, there are multiple watercourses and unevaluated wetlands that extend onto the northern portion of the subject property, specifically the proposed retained lands. There are no regulated features on the proposed severed parcel. In accordance with Ontario Regulation 163/06, no person shall:
  S. 2) Undertake development (including site alterations), or permit another person to undertake development in or on areas within the jurisdiction of the Conservation Authority that are: river or stream valleys; land that could be unsafe for development due to natural occurring processes associated with flooding or erosion; wetlands; or, other areas where development could interfere with the hydrologic function of a wetland including areas within 30 metres of...
all wetlands other than provincially significant wetlands (“PSWs”, which are granted a 120 metre wide regulated allowance); OR

S. 5) Straighten, change, divert or interfere in any way with the existing channel or a river, creek, stream or watercourse, or change or interfere in any way with a wetland;

without the prior written approval of the Authority (i.e., LTC).

Any development* within 15 metres of the stable top of bank of the watercourses, 30 metres of the unevaluated wetland, and/or any watercourse alterations (e.g., dredging, culvert installation, bridge construction, etc.), and/or any activities that would interfere in any way with the wetlands on site would require a permit from our office prior to the commencement of on-site work. Development is defined in the Conservation Authorities Act as:

i. The construction, re-construction, erection or placing of a building or structure of any kind,

ii. Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;

iii. Site grading; or,

iv. The temporary or permanent placing, dumping, or removal of any material, originating on the site or elsewhere.

● Unevaluated wetlands have not been evaluated by the Ministry of Natural Resources and Forestry (MNRF) and have not been designated as provincially significant. They have been mapped by the MNRF using the best available information (e.g., air photographs and topographic mapping) but have not been assessed on the ground. The direction that LTC has received from the MNRF is that unevaluated wetlands should be treated as PSWs for land use planning purposes unless demonstrated to be otherwise through an evaluation completed by a certified professional. Based on this direction, LTC has incorporated the MNRF unevaluated wetland mapping into our Ontario Regulation 163/06 screening mapping to help identify areas of potential wetland across the watershed. Note: as these wetlands are not formally designated PSWs, only a 30 metre allowance around these features has been included in the screening mapping

● LTC Board-approved policies 6.2 and 6.2.2 for the administration of Ontario Regulation 163/06 states that development and interference shall not be permitted within a wetland nor within 30 metres of the boundary of the wetland. We recognize that there are existing agricultural operations ongoing on the subject lands, specifically the proposed retained lands. Continuing the current use within the LTC regulated areas would not constitute a regulated activity and a permit from our office would not be required. In the event that there is a proposal to expand any of the existing farm fields on the retained lands, the proponent will need to discuss permitting requirements and restrictions directly with LTC. We would not permit removal of a wetland (e.g., clearing and/or draining the feature).

● Landowner(s) are encouraged to contact LTC to discuss this matter directly if they have any questions or concerns. LTC’s permitting policy document is available to the public at the following link: http://www.ltc.on.ca/planning/pag/

Advisory Comments

3. LTC has reviewed the application through our responsibilities as a service provider to the Township of Cramahe in that we provide a comprehensive environmental review of applications subject to the provisions of the Planning Act, and other statutes as may apply, through a Planning Services Agreement (Agreement for Planning Act Application Review between Township of Cramahe and Lower Trent Region Conservation Authority, 2018). Specifically, in accordance with the agreement, LTC has also reviewed the application with consideration for natural heritage feature and water quality and quantity protection policies.

● The identified watercourses that run through the proposed retained lands are considered fish habitat in accordance with provincial guidelines. Policy 2.1.8 of the Natural Heritage section of the PPS applies to this application. Here it is stated that:
2.1.8 development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 (including fish habitat, significant wetlands etc.) unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- The Natural Heritage section (Section 2.1) of the PPS states that development and site alteration shall not be permitted on adjacent lands to fish habitat (i.e., within 120 metres) unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. According to the Natural Heritage Reference Manual for Natural Heritage Policies of the PPS (Ministry of Natural Resources and Forestry, 2010), establishing or retaining a 30-metre-wide swath of natural vegetation adjacent to the watercourses, along either side, will assist in mitigating negative impacts to fish habitat. The severed parcel is more than 120 metres away from the mapped watercourses. It is our opinion that development could proceed on the subject lands without resulting in a negative impact on fish habitat provided standard construction mitigation and drainage control measures are implemented for future development and site alteration to prevent migration of sediment towards the watercourses (e.g., silt fencing around disturbed areas that may convey water toward the watercourse).

- LTC has no concerns from a water quality and quantity perspective.

4. LTC has reviewed the applications as a public commenting body, pursuant to the Planning Act.
   - We have no further comments to add in this role.

5. LTC has reviewed the applications in terms of the Trent Source Protection Plan, prepared under Clean Water Act, 2006. The Source Protection Plan came into effect on January 1, 2015 and contains policies to protect sources of municipal drinking water from existing and future land use activities.
   - The subject lands are not located within an identified drinking water source protection area.

Additional Advisory Comments
The subject lands are situated within an area that is subject to the policies of A Place to Grow: Growth plan for the Greater Golden Horseshoe (GPGGH, May 2019). Some of these policies relate to the protection of key hydrologic features. Key hydrologic features are defined in the Plan and include such things as wetlands, streams, seepage areas, springs etc. The wetlands and watercourses on the retained lands and adjacent lands are considered key hydrologic features under the GPGGH definitions. For development or site alteration proposals within 120 metres of any key hydrologic feature (e.g., a wetland), the GPGGH requires the completion of a Hydrologic Evaluation by a qualified professional “that identifies a vegetation protection zone, which:

a. Is of sufficient width to protect the key hydrologic feature and its functions from the impacts of the proposed change;

b. Is established to achieve and be maintained as natural self-sustaining vegetation; and,

c. For key hydrologic features, is no less than 30 metres measured from the outside boundary of the key hydrologic feature.”

And, identifies any “additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature” (Section 4.2.4).

A large portion of the retained lands falls within the 120 metre area of influence associated with the mapped unevaluated wetlands and watercourses. Lot creation is considered development under the Planning Act, however the proposed location of the severed parcel is not within a sensitive area recognized by the GPGGH policies. A Hydrologic Evaluation would therefore not be required to support the application pursuant to Section 4.2.4 of the GPGGH as the severed lands are located outside of the 120 metre area of influence, and the retained lands are already developed with a residential dwelling and several outbuildings with no future development being proposed at this time. LTC is of the opinion that the subject application conforms to the hydrologic protection policies of the GPGGH.
SUMMARY
Given the above comments, it is the opinion of the LTC that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 163/06 does apply to a large portion of the retained lands.
3. The provincial policies of the GPGGH apply to the subject lands, however the identified 120m area of influence associated with mapped key hydrologic features only extends over a portion of the already developed retained lands and not the proposed severed lands. No hydrologic evaluation is required. As a result, the application conforms to the hydrologic protection policies of the GPGGH; and,
4. The subject lands are not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

LTC would therefore have no objection to the approval of the application. The above comments reflect our understanding at the time of writing of applicable policies, legislation, and the development proposal. I trust this letter meets your information requirements. However, should you require any further information or have any questions please do not hesitate to contact me.

Please also inform this office of any decision made by Council with regard to these applications. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Sincerely,

Victoria Heffernan, EPt.
Assistant Planning Technician
613-394-3915 ext. 238
Note: Property lines shown on this map are approximate only and may be an inaccurate representation of the legal property limits. A legal survey is required to define the legal property limits.

Map produced by Lower Trent Conservation
Includes material Copyright 2020 Queen's Printer for Ontario

Legend
- O.Reg. 163/06 Screening Area
- Parcels

Water
- Stream
- Virtual Flow Connector

Wetlands (MNRF)
- Unevaluated wetland
- Evaluated wetland (PSW)
- Evaluated wetland (non-PSW)

Field Verified Wetland
- Yes (Present)
- No (Not Present)

Floodlines
- Rivers/Lakes/Creeks

Legend
- O.Reg. 163/06 Screening Area
- Parcels

Water
- Stream
- Virtual Flow Connector

Wetlands (MNRF)
- Unevaluated wetland
- Evaluated wetland (PSW)
- Evaluated wetland (non-PSW)

Field Verified Wetland
- Yes (Present)
- No (Not Present)

Floodlines
- Rivers/Lakes/Creeks