Township of Cramahe Committee of Adjustment
Agenda

Date: Tuesday, September 15, 2020, 5:00 p.m.
Location: Council Chambers

1. **MEETING DETAILS**
   
   Join Zoom Meeting
   
   https://us02web.zoom.us/j/81576723691
   
   Meeting ID: 815 7672 3691
   
   +17789072071
   
   +12042727920

2. **CALL TO ORDER**
   
   As we gather, we are reminded that the Township of Cramahe is situated on treaty land that has a rich Indigenous history. As a municipality, we have a responsibility for the stewardship of the land on which we live and work. Today we acknowledge the Anishnabek, Huron-Wendat, Haudenosaunee (Iroquois) and Ojibway/Chippewa on whose traditional territory we are meeting.

   This territory is covered by the Williams Treaty.

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 Council approve the minutes of the following meeting(s): August 11, 2020

6. **HEARING**

D10-FID-08-20 & D10-FID-09-20 & D10-FID-10-20

BE IT RESOLVED THAT the Committee of Adjustment defer Hearing D10-FID-08-20 & D10-FID-09-20 & D10-FID-10-20 to the next available CofA meeting.

6.a **Notice of Public Hearing**

Notice given in accordance with the Planning Act.

6.b **Report from Manager of Planning & Development, PLAN-31-20**

Based on the information available at the time of this report, application D10-FID-08-20 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-FID-09-20 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-FID-10 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.b.a Review of Comments Received from the Public and Agency

Lower Trent Conservation Authority - Comments yet to be received.

County of Northumberland - Comments yet to be received.

Cramahe Township, Dave MacPherson - Comments attached.

6.b.b Comments from the Land Division Advisory Committee

6.b.c Questions from Members of the Committee of Adjustment
6.b.d Comments from the Members of the Public in Support or Opposition to the Application

Ron and Cathy Mercier, 350 Haynes Road - Opposition to the Application.

Kevin and Lisa Jones, 574 Haynes Road - Opposition to the Application.

Michele Lye, 389 Haynes Road - Opposition to the Application.

Anne Skinner, 599 Haynes Road - Opposition to the Application.

Signature Letter of Opposing Neighbours.

6.b.e Applicant or Agent Comments

7. HEARING

D10-BAR-11-20

BE IT RESOLVED THAT the Committee of Adjustment defer Hearing D10-BAR-11-20 to the next available CofA meeting.

7.a Notice of Public Hearing

Notice was given in accordance with the Planning Act.
Based on the information available at the time of this report, application D10-BAR-11-20 be approved.

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

1. Payment of municipal taxes in full.
2. Deeds must be submitted to the Township of Cramahe.
3. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
4. The severed parcel shall merge with the property identified by as Roll Number 14 11 011 030 20553-0000 (259 Gillespie Road) to form one lot for Planning Act purposes. Evidence of the conveyance is to be in the form of a certificate from a lawyer in good standing with the Law Society of Upper Canada.
5. That the applicant acknowledges in writing that a portion of the lands to be retained are regulated by LTC pursuant to Ontario Regulation 163/06.B

7.c  Comments Received from Commenting Agencies
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 Council adjourn the meeting at TIME.
Township of Cramahe Council Meeting
Minutes

August 11, 2020, 5:00 p.m.

Members Present:  Chair Martin
                  Sandra Arthur
                  Tim Gilligan
                  Ed Van Egmond

Members Absent:   Don Clark
                  Secretary-Treasurer Hamilton
                  Dave MacPherson

Staff Present:    Secretary-Treasurer Grant
                  Manager of Planning & Development, H. Sadler

_____________________________________________________________________

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

    The Chair called the meeting to Order at 5:11 p.m.
3. CONFIRMATION OF AGENDA

Resolution No.
Moved by Sandra Arthur
Seconded by Ed Van Egmond

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

CARRIED

4. DECLARATION OF PECUNIARY INTEREST

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

None.

5. ADOPTION OF MINUTES

Resolution No.
Moved by Ed Van Egmond
Seconded by Tim Gilligan

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

CARRIED

6. HEARING

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

6.a Notice of Public Hearing

Notice given in accordance with the Planning Act.

6.b Report from Manager of Planning & Development , PLAN-18-20


Resolution No.
Moved by Ed Van Egmond
Seconded by Tim Gilligan
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.

CARRIED

6.c Comments Received from Commenting Agencies
None.

6.d Comments from the Land Division Advisory Committee
Michael Rehder was unable to attend meeting and sent email confirmation that he had no comments.

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

6.f Comments from the Members of the Public in Support or Opposition to the Application
Members of the Public asked questions regarding the application and staff provided comments.

Stephen Cohrs, 14656 County Rd 21, Colborne, requested clarification on the application and the adjacent lots.

Trevor O'Meara, provided additional information in support of the application.

6.g Applicant or Agent Comments
None.

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**


**Resolution No.**
**Moved by** Sandra Arthur  
**Seconded by** Tim Gilligan

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.

**CARRIED**

7.c **Comments Received from Commenting Agencies**

Northumberland County and Lower Trent Conservation Authority had no comments.

7.d **Comments from the Land Division Advisory Committee**

Michael Rehder was unable to attend meeting and sent email confirmation that he had no comments.

7.e **Questions from Members of the Committee of Adjustment**
None

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

None.

7.g Applicant or Agent Comments

None.

8. ADJOURNMENT

Resolution No.
Moved by Ed Van Egmond
Seconded by Tim Gilligan

Be it resolved that Committee of Adjustment adjourn the meeting at 5:49 p.m.

CARRIED

________________________________________
Mayor

________________________________________
Clerk
Meeting: Committee of Adjustment

Date: September 15, 2020

Report No.: PLAN-31-20

RESOLUTION NO:_________ BY-LAW NO: __________

Subject: D10-FID-08-20, D10-FID-09-20 and D10-FID-10-20 Applications for Consent – 458 Haynes Road

Recommendation(s):

Based on the information available at the time of this report, application D10-FID-08-20 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-FID-09-20 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-FID-10 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.

Background:

Location of the Subject Lands
The lands subject to the proposed consents are located at 458 Haynes Road in Part Lot 29, Concession 6, Township of Cramahe. Figure 1 shows the location of the subject lands.
Purpose and Effect of the Consent Applications
The purpose of the applications is to sever a portion of land for future residential use.

D10-FID-09-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

![Figure 1 - Location of Subject Property](image)

D10-FID-09-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-10-20. The parcel proposed to be severed is approximately 0.4 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

The parcel to be retained is approximately 23.5 hectares (58 acres) with approximately 315 metres (1033 feet) of frontage on Haynes Road. The parcel to be retained is currently occupied by a detached residential dwelling and two accessory buildings.

The property is designated Rural and Environmental Protection on Schedule “A” to the Township’s Official Plan. The Environmental Protection designation reflects the presence of a small watercourse in the northern portion of the property. The subject property is predominately zoned the Rural (RU) Zone, with lands adjacent to the...
Staff Comments:

The policies of Section 6.2.1 **General Severance Policies Applicable to all Designations Except Agricultural** of the Official Plan for the Township provide a policy basis on which to consider applications to create new lots of record through applications for Consent to Sever land.

### 6.2.1.1 Number of New Lots

*In all land use designations where development is permitted, with the exception of the Hamlet designation and lands subject to the Colborne Secondary Plan, the number of new lots or parcels created by consent per land holding will be three plus the retained. For the purposes of this policy, a holding is a parcel of land as it existed January 1, 1985.*

*In all designations, including the Hamlet designation and the lands subject to the Colborne Secondary Plan, a holding is a parcel of land as it existed on January 1, 1985.*

The Official Plan recognizes the potential for lot creation within the Rural designation. The total number of lots to be created on the subject property is 3, plus the retained. The property is an existing lot of record, as defined by the Official Plan. Therefore the proposed Consents comply with Section 6.2.1.1
6.2.1.2 **Compatibility**

The Consent Granting Authority shall ensure satisfactory compatibility between the proposed land use and existing land uses.

The property is located in a rural area. The lot fabric in the vicinity is characterized by rural parcels and rural residential parcels which have been severed from the main parcel. There are 3 rural residential lots located in in Concession 6, lot 30 to the west, one lot on the south side of Haynes line, across from the subject property and 4 lots to the east in Concession 6, Lot 28. An additional 2 severed lots are located in Concession 6, Lot 27, further east. Therefore the pattern of rural residential development interspersed with large rural parcels is established in the area. The proposed lots meet the requirements of Section 6.2.1.2 of the Official Plan.

6.2.1.3 **Lot Sizes and Dimensions**

The size of any new lot created by consent should be appropriate for the use proposed and the services available.

A consent to a land severance should be denied 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.

Each of the proposed lots is 1 acre (0.40 ha) in size and has the required 150 feet (45.7 metres) of frontage of Haynes Road. It is a lot of regular shape and size. The proposed lots meet the requirements of Section 6.2.1.3 of the Official Plan.

6.2.1.4 **Public and Private Roads**

Severances which create new lots shall only be considered when both the newly created and retained lot front on an assumed public road which is currently maintained on a year-round basis by a public authority.

The newly created lots and the retained parcel will front on Haynes Road which is an assumed public road which is currently maintained on a year-round basis. Therefore the Consents meet the requirements of Section 6.2.1.4.

6.2.1.5 **Zoning By-law Conformity**

The parcel of land to be created and retained by severance and the proposed use shall conform to all applicable provisions of the Township’s Zoning By-law, save 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.
The lands are currently zoned the Rural (RU) Zone. The newly created lots will not comply the minimum lot area and lot frontage for the Rural (RU) Zone. A rezoning to the Rural Residential (RR) Zone can be required as a Condition of Consent.

6.2.1.6 Water Supply, Sewage Disposal and Drainage

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.

In certain situations and locations, hydrogeological studies may be required of the applicant for individual and/or multi-lot severance applications.

The County of Northumberland’s Inspection Services is responsible for determining the suitability of the property for individual private water and sewage disposal services. At the time of writing, we do not have a written response from the County.

6.2.1.7 Orderly and Controlled Development

In general, residential severances shall be encouraged as infilling in Colborne, in areas designated Hamlet or clusters of houses in the Rural or Agricultural areas, in an effort to promote orderly and controlled development throughout the municipality.

Severances should not be created where such severances would result in the demand for the extension of municipal services, and the pattern of consents is leading to strip development.

Although the overall preference is for new development to be directed to urban areas, there is little fully serviced land available within the settlement areas. Land use planning policy provides for limited rural residential development. The proposed lots would not lead to strip development, as there is no further potential development in the vicinity, beyond what is presently proposed.

6.2.1.8 Traffic Hazard

Severances shall not be considered for lands where access may create a traffic hazard because of limited sight lines on curves or grades. Attention should be given to the function of the road in Section 7.0 "Transportation" of this Plan.

Haynes Road is a local forced road that intersect with County Road 25, just south of Castleton. There are adequate sight lines in the vicinity of the proposed lots. Therefore the proposed lots comply with the requirements of Section 6.2.1.8.
6.2.1.9 **Access from Provincial and County Roads**

Direct access from Provincial Highways and County Roads should be discouraged. Access to new lots will be reviewed by the Consent Granting Authority as appropriate. Where proposed severances are considered which would create new lots abutting or adjacent to a Provincial Highway or County Road, the Ministry of Transportation and County of Northumberland will be consulted to ensure that their policies and guidelines for access are met.

Mutual access for two or more driveways to individual lots shall generally be discouraged.

As noted above, the proposed lots front onto a local road but have reasonable access to County Road 25. Individual entrances are proposed, meeting the requirements of this section of the Official Plan.

6.2.1.10 **Parkland or Cash-In-Lieu of Parkland and Other Dedications**

In determining whether a severance is to be granted, regard shall be had for such matters as the dedication of land or cash-in-lieu for park purposes, the dedication of land for future road widenings and agreements pursuant to the Planning Act, R.S.O., 1990.

As per Township policy, there will be a standard payment of Cash-in-lieu of parkland required as a Condition of Consent.

6.2.1.11 **Lot Lines**

Severances which have the effect of changing lot lines or which do not create additional or buildable lots may be evaluated on their own merits.

Not applicable.

6.2.1.12 **Easements**

Consents for easements shall generally be preferred to consents for severances where linear rights-of-way are being created.

Not applicable.

6.2.1.13 **Environmentally Sensitive Areas**
Severances in environmentally sensitive areas such as lands subject to flooding, erosion, steep slopes, wetlands, significant wildlife or biological settings or other hazardous or sensitive conditions shall not be granted unless sufficient land is available outside the sensitive area to accommodate the development and associated services in accordance with the policies of this plan related to environmentally sensitive lands. In considering severance applications in these areas, the Ministry of Natural Resources and the local Conservation Authority may be consulted.

Not applicable.

6.2.1.14 Aggregate Resource Areas

Severances will not be permitted within 500 metres of a primary aggregate resource or an existing licensed aggregate area. These areas will be protected to ensure their expansion or continued use.

Not applicable.

6.2.1.15 Agricultural Separation

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.

Planning staff has completed an MDS calculation, based on information provided by the Applicant. The proposed lots exceed the minimum distance separation requirements and therefore comply with this Section.

Comments From Agencies
None received at time of publication of Agenda

Comments From the Public
The Township has received a letter of Objection from Ron and Cathy Mercier. A copy is attached.

Financial Implications:

None
Concluding Comments:
The applications meet the requirements for an application for Consent to Sever a rural residential lot. Staff recommend that the lots be approved, subject to Conditions.

Submitted by: __________________________
Heather Sadler, Manager of Planning and Building

Reviewed by: __________________________
Arryn McNichol, CAO/Treasurer
The Corporation of the Township of Cramahe

Date received ____________________________
File Number B ____________________________
Parent Roll # 14110150016000000

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 
The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name(s) Cindy Matthews
Mailing Address 458 Haynes Rd
City/Province Castleton, ON Postal Code K0K 1M0
Telephone No. Fax No.
Email Address

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

2.0 Authorized Agent/Solicitor Information
2.1 Name(s) Fidelity Homes Inc / Tim Williams
Mailing Address 512 Purdy Rd
City/Province Guelph, ON Postal Code K0K 1S0
Telephone No. 905-876-4805 Fax No.
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:

Unknown

3.0 Property Description
Township Cramahe Concession No. 6 Lot(s) 29 FT.
Registered Plan No. 39R9373 Part(s)
Reference Plan No. Part(s)
Address (Street Name & Number) 458 Haynes Rd
Property Roll Number 1411 011 0500 1400 0000

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. (Same info as applicant)

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 150 (ft) Depth 300 (ft) Area ~ 1 acres

5.2 Existing use(s) (i.e. residential, vacant, etc.): [ ] Vacant where severance is proposed. Proposed use(s) (i.e. residential, commercial, etc., or same as existing): __________

Residential (Same)

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:

 Private Septic & Well

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 829.663 (ft) Depth 198.7 (ft) Area ~ 5.8 (acres)

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

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

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

House, Detached Garage & Lean-to Shed

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

Same (unchanged)

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
☐ 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 Systems Area

8.2 What is the Zoning of the subject land? RU

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>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Provincially significant wetland</td>
<td>✔</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Landfill (active □ or closed □)</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use

Page 27 of 109
The Corporation of the Township of Cramahe

Active railway line
Aggregate extraction
Natural gas/oil pipeline
Hydro easement

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 ☑ N/A

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? To be completed by Twp.

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

Yes ☑ No ☐ Unknown ☐

If yes, when was it installed? Unknown

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>Canada Pulp &amp; Lumber</td>
<td>Forest</td>
<td>None</td>
</tr>
<tr>
<td>South</td>
<td>Grace &amp; Tony Andal</td>
<td>Res</td>
<td>House</td>
</tr>
<tr>
<td>East</td>
<td>Jason MacDonald</td>
<td>Res</td>
<td>House</td>
</tr>
<tr>
<td>West</td>
<td>Lisa Fraser &amp; Kevin Jones</td>
<td>Farm</td>
<td>None</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.
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
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, 2019.

[Signature]
Commissioner of Oaths

[Signature]
Applicant

A Commissioner for Taking Affidavits, Clerk for the Township of Cramahe, in the County of Northumberland
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, Cindy Matthews, am the owner of the land that is the subject of this application for consent and I authorize Tim Williams to make this application on my behalf.

23/Jun/2020

Date

Signature of Owner
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>
<td></td>
</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>med 2</td>
<td>open</td>
<td></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)
Minimum Distance Separation I
Worksheet 1
Township of Cramahe

Description: Haynes Road Consents
Application Date: Friday, September 4, 2020
Municipal File Number: D10-FID-08-20
Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information
Cindy Matthews
458 Haynes Road
Castleton, ON, Canada K0K 1M0

Location of Subject Lands
County of Northumberland, Township of Cramahe
CRAMHA, Concession: 6, Lot: 29
Roll Number: 14110110500160000

Calculation Name: Farm 1
Description: Not Specified

Farm Contact Information
Location of existing livestock facility or anaerobic digester
County of Northumberland, Township of Cramahe
CRAMHA, Concession: 6, Lot: 29
Roll Number: 14110110500160000
Total Lot Size: 23.5 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

<table>
<thead>
<tr>
<th>Manure Type</th>
<th>Type of Livestock/Manure</th>
<th>Existing Maximum Number</th>
<th>Existing Maximum Number (NU)</th>
<th>Estimated Livestock Barn Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid</td>
<td>Horses, Medium-framed, mature; 227 - 680 kg (including unwaned offspring)</td>
<td>2</td>
<td>2.0</td>
<td>46 m²</td>
</tr>
</tbody>
</table>

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM
Design Capacity (NU): 2.0
Potential Design Capacity (NU): 2.0

\[
\begin{align*}
\text{Factor A} (\text{Culture Potential}) & \times \text{Factor B} (\text{Size}) \\
\text{Factor D} (\text{Manure Type}) & \times \text{Factor E} (\text{Encroaching Land Use}) \\
0.7 & \times 150 & 0.7 & \times 1.1 \\
\hline
& & & \\
\text{Building Base Distance F} & = & 81 \text{ m (265 ft)} & 274 \text{ m (899 ft)} \\
\text{Storage Base Distance 'S'} & & 81 \text{ m (265 ft)} & 274 \text{ m (899 ft)} \\
\end{align*}
\]

Preparer Information
Heather Sadler
Township of Cramahe
1 Toronto Street
Cramahe Municipal Office
Colborne, ON, Canada K0K 1S0
Phone #: 9053552821
Email: planning@cramahetownship.ca

Signature of Preparer: Heather Sadler
Date: Sept 4, 2020

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formula as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software; or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.
Notice of Applications
For Consent
D10-FID-08-20, D10-FID-09-20 AND D10-FID-10-20

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-FID-08-20, D10-FID-09-20 and D10-FID-10-20

Public Hearing:
The Committee of Adjustment will be considering the above noted applications at its meeting scheduled for Tuesday September 15, 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. The meeting ID used to access the scheduled meeting is 815 7672 3691. You can also join the meeting through the following link https://us02web.zoom.us/j/81576723691. 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 at 458 Haynes Road in Part Lot 29, Concession 6, 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-FID-08-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-09-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-10-20. The parcel proposed to be severed is approximately 0.4 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

 RETAINED PARCEL The parcel to be retained is approximately 23.5 hectares (58 acres) with approximately 315 metres (1033 feet) of frontage on Haynes Road. The parcel to be retained is currently occupied by a detached residential dwelling and two accessory buildings.
The property is designated Rural and Environmental Protection on Schedule “A” to the Township’s Official Plan. The Environmental Protection designation reflects the presence of a small watercourse in the northern portion of the property. The subject property is predominately zoned the Rural (RU) Zone, with lands adjacent to the watercourse being zoned the Environmental Conservation (EC) Zone on Schedule “A” - Map 18 to the Township’s Zoning By-law 08-18.

**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-FID-08-20 and/or D10-FID-09-20 and/or D10-FID-10-20

**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, KOK 1SO
The Corporation of the Township of Cramahe

Date received ________________________________
File Number B ________________________________
Parent Roll #_410650016_0000000

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.

2020/06/19

Date

Signature of Owner
The Corporation of the Township of Cramahe

1.0 Owner Information

1.1 Name (s)  Cindy Matthews
Mailing Address  458 Haynes Rd
City/Province  Castleton, ON  Postal Code  KOK 1MO
Telephone No.  Fax No.
Email Address

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

2.0 Authorized Agent/Solicitor Information

2.1 Name (s)  Fidelity Homes Inc / Tim Williams
Mailing Address  512 Purdy Rd
City/Province  Collingwood, ON  Postal Code  Y0K 1S0
Telephone No.  Fax No.
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:

Unknown

3.0 Property Description

Township  Cramahe  Concession No.  6  Lot(s)  29 PT.
Registered Plan No.  39 R 973  Part(s)  
Reference Plan No.  
Address (Street Name & Number)  458 Haynes Rd
Property Roll Number  1411 011 0500 1500 0000

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

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):
   ________________________________

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 150___(ft)  Depth 300___(ft)  Area ~1___(acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.):  But Vacant when Severance is proposed.
   Proposed use(s) (i.e. residential, commercial, etc., or same as existing):  Residential (Same)

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:

Private Septic & Well

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 1033 (ft) Depth 1987 (ft) Area ~ 58 (acres)

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

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

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

House, Detached Garage & Lean-to Shed

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

Same (unchanged)

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):

[Redacted]

8.0 Local Planning Documents

8.1 What is the existing Official Plan designation(s) of the subject land?

[Redacted]

8.2 What is the Zoning of the subject land? RU

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>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Provincially significant wetland</td>
<td>☑</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Landfill (active ☐ or closed ☐)</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use
The Corporation of the Township of Cramahe

Active railway line  □ ☐ ☐ ☐
Aggregate extraction  □ ☐ ☐ ☐
Natural gas/oil pipeline  □ ☐ ☐ ☐
Hydro easement  □ ☐ ☐ ☐

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 ☐ N/A

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?  TO BE COMPLETED BY TWP

9.5 Is there an existing septic system on either the severed or retained parcel;
   Yes ☐  No ☓
   If yes, when was it installed?  UNKNOWN
   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>Canada Pulphamber</td>
<td>Forest</td>
<td>NO ONE</td>
</tr>
<tr>
<td>South</td>
<td>Grace &amp; Tony Andrick</td>
<td>YES</td>
<td>House</td>
</tr>
<tr>
<td>East</td>
<td>Jason MacDonald</td>
<td>YES</td>
<td>House</td>
</tr>
<tr>
<td>West</td>
<td>Linda Fraser &amp; Kevin Jones</td>
<td>FA EM</td>
<td>NO ONE</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

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] 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.

[Signature]
Commissioner of Oaths

[Signature]
Applicant

A Commissioner for Taking Affidavits, Clerk for the Township of Cramahe, in the County of Northumberland
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, **Cindy Mathews**, am the owner of the land that is the subject of this application for consent and I authorize **Tim Williams** to make this application on my behalf.

23/June/2020  
Date  

Signature of Owner
**Ontario**

**Minimum Distance Separation I**

**Worksheet 1**  
Township of Cramahe

**Description:** Haynes Road Consents

**Application Date:** Friday, September 4, 2020

**Municipal File Number:** D10-FID-08-20

**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

**Applicant Contact Information**

Cindy Matthews  
458 Haynes Road  
Castleton, ON, Canada K0K 1M0

**Location of Subject Lands**

County of Northumberland, Township of Cramahe  
CRAMAHE, Concession: 6, Lot: 29  
Roll Number: 14110110500160000

**Calculation Name:** Farm 1

**Description:**

**Farm Contact Information**

Not Specified

**Location of existing livestock facility or anaerobic digester**

County of Northumberland, Township of Cramahe  
CRAMAHE, Concession: 6, Lot: 29  
Roll Number: 14110110500160000  
Total Lot Size: 23.5 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

<table>
<thead>
<tr>
<th>Manure Type</th>
<th>Type of Livestock/Manure</th>
<th>Existing Maximum Number</th>
<th>Existing Maximum Number (NU)</th>
<th>Estimated Livestock Barn Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid</td>
<td>Horses, Medium-framed, mature; 227 - 680 kg (including weaned offspring)</td>
<td>2</td>
<td>2.0</td>
<td>46 m²</td>
</tr>
</tbody>
</table>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 2.0

**Potential Design Capacity (NU):** 2.0

<table>
<thead>
<tr>
<th>Factor A (Colour Potential)</th>
<th>Factor B (Size)</th>
<th>Factor D (Manure Type)</th>
<th>Factor E (Encroaching Land Use)</th>
<th>Building Base Distance F' (minimum distance from livestock barn)</th>
<th>Storage Base Distance 'S' (minimum distance from manure storage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.7 X</td>
<td>150 X</td>
<td>0.7 X 1.1</td>
<td></td>
<td>81 m (265 ft)</td>
<td>81 m (265 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>274 m (899 ft)</td>
<td>274 m (899 ft)</td>
</tr>
</tbody>
</table>

**Preparer Information**

Heather Sadler  
Township of Cramahe  
1 Toronto Street  
Cramahe Municipal Office  
Colborne, ON, Canada K0K 1S0  
Phone #: 9053552821  
Email: planning@cramahetownship.ca

**Signature of Preparer:** [Signature]

**Date:** Sept 4/2020

**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulate as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software; or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.
Notice of Applications
For Consent
D10-FID-08-20, D10-FID-09-20 AND D10-FID-10-20

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-FID-08-20, D10-FID-09-20 and D10-FID-10-20

Public Hearing:
The Committee of Adjustment will be considering the above noted applications at its meeting scheduled for Tuesday September 15, 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. The meeting ID used to access the scheduled meeting is 815 7672 3691. You can also join the meeting through the following link https://us02web.zoom.us/j/81576723691. 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 at 458 Haynes Road in Part Lot 29, Concession 6, 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-FID-08-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-09-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-10-20 The parcel proposed to be severed is approximately 0.4 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

RETAINED PARCEL The parcel to be retained is approximately 23.5 hectares (58 acres) with approximately 315 metres (1033 feet) of frontage on Haynes Road. The parcel to be retained is currently occupied by a detached residential dwelling and two accessory buildings.
The property is designated Rural and Environmental Protection on Schedule “A” to the Township’s Official Plan. The Environmental Protection designation reflects the presence of a small watercourse in the northern portion of the property. The subject property is predominately zoned the Rural (RU) Zone, with lands adjacent to the watercourse being zoned the Environmental Conservation (EC) Zone on Schedule “A” - Map 18 to the Township’s Zoning By-law 08-18.

**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@cramahe.ca. Please include the File Number: D10-FID-08-20 and/or D10-FID-09-20 and/or D10-FID-10-20

**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, K0K 1SO
KEY MAP
The Corporation of the Township of Cramahe

Date received

File Number B

Parent Roll # 1911 011 05 80 16 0000000

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 2020/07/09

Signature of Owner
The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name(s) CINDY MATTHEWS
Mailing Address 45B HAYNES Rd
City/Province CASTLETON, ON Postal Code KOK 1MO
Telephone No. Fax No.

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

2.0 Authorized Agent/Solicitor Information
2.1 Name(s) FIDELITY HOMES INC / TIM WILLIAMS
Mailing Address 512 PURBY Rd
City/Province GLOUCESTER Postal Code KOK 1SO
Telephone No. 705 376 4805 Fax No.
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:

3.0 Property Description
Township Cramahe Concession No. 6 Lot(s) 29 PT.
Registered Plan No. 39R9373 Part(s)
Reference Plan No. Part(s)
Address (Street Name & Number) 45B HAYNES Rd
Property Roll Number 1411 011 0500 16900 0000

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. (Same info as applicant)

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 150 (ft) Depth 300 (ft) Area □ 1 (acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.): Residential
Vacant where severed is proposed.
Proposed use(s) (i.e. residential, commercial, etc., or same as existing):
Residential (same)

5.3 Existing building(s) or structure(s) including well and septic on severed lot: None
5.4 Proposed building(s) or structure(s) including well and septic on severed lot:

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 _______/_______ (ft)  Depth _______ (ft)  Area _______ 5_8 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.):  ________________

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

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

________________________________________

House, Detached Garage & Lean-to Shed

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

________________________________________

Same (unchanged)

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 Systems Area

8.2 What is the Zoning of the subject land? RU

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>[ ]</td>
<td>[ ]</td>
<td></td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>[ ]</td>
<td>[ ]</td>
<td></td>
</tr>
<tr>
<td>Provincially significant wetland</td>
<td>[ ]</td>
<td>[ ]</td>
<td></td>
</tr>
<tr>
<td>Landfill (active [ ] or closed [ ] )</td>
<td>[ ]</td>
<td>[ ]</td>
<td></td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>[ ]</td>
<td>[ ]</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use
The Corporation of the Township of Cramahe

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

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 □  N/A

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? To be completed by Twp

9.5 Is there an existing septic system on either the severed or retained parcel;
   Yes□ No□
   If yes, when was it installed? Unknown
   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>Canada Pulp +Lumber</td>
<td>Forest</td>
<td>NONE</td>
</tr>
<tr>
<td>South</td>
<td>Grace + Tony Andal</td>
<td>Res</td>
<td>House</td>
</tr>
<tr>
<td>East</td>
<td>Jason MacDonald</td>
<td>Res</td>
<td>House</td>
</tr>
<tr>
<td>West</td>
<td>Lisa Fraser + Kevin Jones</td>
<td>Farm</td>
<td>none</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, 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 14 day of July, 2020.

[Signatures]
Commissioner of Oaths Applicant
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 pay all costs of preparing, compiling, printing, legal, engineering, and other services utilized for the preparation of the application as deemed necessary by the municipality, whether such costs are paid directly to the applicant or to such costs, and for which the municipality will accept no responsibility. I further agree to pay such costs, which shall be determined by the Township of Cramahe.

Sworn (or declared) before me at the
Township of Cramahe in the
County of Northumberland this
14th day of July, 2020.

[Signature]

Commissioner of Oaths

[Signature]

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, CINDY MATTHEWS, am the owner of the land that is the subject of this application for consent and I authorize TIM WILLIAMS/FIDELITY to make this application on my behalf.

[Signature]

Date: July 14, 2020

Signature of Owner
Ontario

Minimum Distance Separation I
Worksheet 1
Township of Cramahe

Description: Haynes Road Consents
Application Date: Friday, September 4, 2020
Municipal File Number: D10-FID-08-20
Proposed Application: Lot creation for a maximum of three non-agricultural use lots Type A Land Use

Applicant Contact Information
Cindy Matthews
458 Haynes Road
Castleton, ON, Canada K0K 1M0

Location of Subject Lands
County of Northumberland, Township of Cramahe
CRAMAHE, Concession: 6, Lot: 29
Roll Number: 141101105000160000

Calculation Name: Farm 1
Description:

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
County of Northumberland, Township of Cramahe
CRAMAHE, Concession: 6, Lot: 29
Roll Number: 141101105000160000
Total Lot Size: 23.5 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

<table>
<thead>
<tr>
<th>Manure Type</th>
<th>Type of Livestock/Manure</th>
<th>Existing Maximum Number</th>
<th>Existing Maximum Number (NU)</th>
<th>Estimated Livestock Barn Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid</td>
<td>Horses, Medium-framed, mature; 227 - 680 kg (including unwaned offspring)</td>
<td>2</td>
<td>2.0</td>
<td>46 m²</td>
</tr>
</tbody>
</table>

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM
Design Capacity (NU): 2.0
Potential Design Capacity (NU): 2.0

\[
\text{Factor A} \times \text{Factor B} \times \text{Factor D} \times \text{Factor E} = \text{Building Base Distance} \times \text{Storage Base Distance} \times \text{F'}
\]

\[
0.7 \times 150 \times 0.7 \times 1.1 = 81 \text{ m} (265 \text{ ft}) \times 274 \text{ m} (899 \text{ ft})
\]

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)
81 m (265 ft) 274 m (899 ft)

Preparer Information
Heather Sadler
Township of Cramahe
1 Toronto Street
Cramahe Municipal Office
Colborne, ON, Canada K0K 1S0
Phone #: 9053552821
Email: planning@cramahetownship.ca

Signature of Preparer: Heather Sadler
Date: Sept 4/2020

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulas as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.
Notice of Applications for Consent
D10-FID-08-20, D10-FID-09-20 AND D10-FID-10-20

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-FID-08-20, D10-FID-09-20 and D10-FID-10-20

Public Hearing:

The Committee of Adjustment will be considering the above noted applications at its meeting scheduled for Tuesday September 15, 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. The meeting ID used to access the scheduled meeting is 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 at 458 Haynes Road in Part Lot 29, Concession 6, 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-FID-08-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-09-20 The parcel proposed to be severed is approximately 0.40 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

D10-FID-10-20. The parcel proposed to be severed is approximately 0.4 hectares (1.0 acres) with approximately 45.8 meters (150 feet) of frontage on Haynes Road. The parcel to be severed is currently vacant.

RETAINED PARCEL The parcel to be retained is approximately 23.5 hectares (58 acres) with approximately 315 metres (1033 feet) of frontage on Haynes Road. The parcel to be retained is currently occupied by a detached residential dwelling and two accessory buildings.
The property is designated Rural and Environmental Protection on Schedule “A” to the Township’s Official Plan. The Environmental Protection designation reflects the presence of a small watercourse in the northern portion of the property. The subject property is predominately zoned the Rural (RU) Zone, with lands adjacent to the watercourse being zoned the Environmental Conservation (EC) Zone on Schedule “A” - Map 18 to the Township’s Zoning By-law 08-18.

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

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
To Heather Sadler,

With being a forced road we should get road widening (33’ from centre line) on the severed and retained.

We will need a grading plan for both the severed lots and retained lot.

**David MacPherson, C.E.T.**

Manager of Public Works and Environmental Services

Township of Cramahe

1 Toronto St., PO Box 357 Colborne ON, K0K1S0

P: 905-355-2821 Ext. 126
September 10, 2020

To The Committee of Adjustment:

Concerning the Notice of Applications For Consent:

D10-FID-08-20, D10-FID-09-20 and D10-FID-10-20
458 HAYNES ROAD in PART LOT 29, CONCESSION 6

We live at 350 Haynes Road and are in **OPPOSITION** of the 3 – one acre lot severances for future building lots for the following reasons:

Usable farmland for residential use is being taken away. Enough farmland in our rural township has already been lost to development. For example Dingman Road is homes now and we don't want our road to follow suit. We still have working farms on our road and would like it to stay that way.

Our road, Haynes Road is a narrow forced road and does not need more traffic.

We chose to leave Colborne and live in the country to have no close neighbours and be able to enjoy country life without the hassles of town living. The country is for peace and quiet, not for urban development with houses set side by side. Please leave the development in our towns where people choose to live side by side with their neighbours.

Thank you for your consideration in this matter.

Ron and Cathy Mercier
350 Haynes Road
Castleton      (905)-344-7875
To: Mayor Martin, Elected Council and Staff

This is a letter of opposition for the severances on Haynes Road in Castleton.
  D10-FID-08-20
  D10-FID-09-20
  D10-FID-10-20

Haynes Road is narrow forced road with curves, hills and blind spots. Very little development has encroached us as much of the land is still being farmed.

Additional houses on this rural road are not needed nor wanted, especially sub-division, monster houses, three in a row. Over the years this road has continued to see much heavier vehicle and ATV traffic. With no respect for speed limits or property rights.

This land is currently farmed and under production. So to me, under Section 53.1 of the Planning Act, this land is most certainly NOT suitable for “proper or orderly development”. Have staff, council members or the LDC looked at this land?

The continuing pattern of removing active farmland is becoming a immense problem in our township. Indications of our farming demise is evident along Jakobi, Dingman, and Hwy 2, all prosperous working farms of some form or another. Once it's gone, it's gone. Good farmland should never be considered for this kind of development.

Interestingly enough I found The Planning Act, Section 53.5
  – Notice of at least 14 days before decision is made by council.
  – Notice of application is given in the manner to the persons and public bodies and containing information prescribed.

I presumed that all affected by these possible severances would have received 14 days notice and a letter, we did not. We received ours Tues. Sept.8 with the meeting being Tues. Sept. 15. Others who should of received this notice have not. This official Notice of Applications For Consent was dated from the Cramahe Municipal Clerk's office July 24 2020. COVID or not. All municipal staff have been working as are our postal workers.

In conclusion we hope council will not consider this property for building lots.

Respectfully,
Kevin and Lisa Jones
Hello Nicole,

I am writing to you about file numbers D10-FID-08-20, D10-FID-09-20, D10-FID-10-20. Subject lands 458 Haynes Road, Castleton.

My name is Michele Lye and I reside at 389 Haynes Road, Castleton. I am writing on behalf of residents who live on Haynes Road who object to the afore mentioned application for severance of three one acre lots by Fidelity Homes.

Residents on Haynes Road did not receive notification of this proposed severance until the week of September 7 even though the application was originally done on July 24, 2020. I did not receive any notification in my mailbox. I heard of this application for severance from a neighbor. The yellow signs were not posted until September 9 on the property at 458 Haynes Road. As I understand it by law they must be posted two weeks in advance of the committee meeting.

There are several reasons why most of the residents of Haynes Road are opposed to this severance application. Part of the property is zoned Environmental Conservation. Obviously, no one wants to see their water supply and wild life affected by houses being built. As well, the land that is affected is valuable farm land. There is currently corn growing there but it has also been used for hay crops to feed local livestock in the past.

Residents of Haynes Road are also concerned about the extra traffic and noise that will be created building these homes. Residents on Haynes Road live here to enjoy the peace and quiet of country living and many of us engage in farming endeavors.

Too much arable farm land is being lost to developers whose main motivation is profit. I sincerely urge the committee to consider these points at the committee meeting on Tuesday, September 15.

Sincerely, Michele Lye
389 Haynes Road, Castleton.
September 14, 2020

Ms. Heather Sadler
Manager of Planning & Development,
Ms. Nicole Hamilton,
Customer Service Representative - Planning & Building

I am writing to you about file numbers D10-FID-08-20, D10-FID-09-20, D10-FID-10-20. Subject lands 458 Haynes Road (Castleton, Ontario).

My name is Anne Skinner, an owner of property on Haynes Road. I wish to object to the afore mentioned application for severance of three one acre lots by Fidelity Homes, for the following reasons:

1. Insufficient notification and opportunity for response.
   The Notice of Applications For Consent is dated July 24, 2020; yet the notice I received is postmarked September 04th (7 weeks later, and a Friday before a long weekend). Due to the short week, the earliest a resident could receive the Notice is September 08 - one week before the Committee of Adjustment meeting on September 15th. This is one of the busiest times of the year: many residents work full time, and also have to balance timely issues such as back-to-covid-school and other responsibilities. Given these demands, providing a 7-day window to review, research, and consider this proposal is not realistic, and is unworthy of the notion of a “fair and equitable” municipal practice.

   The COA meeting should be postponed to a future date to provide residents a fair and reasonable timeframe during which they can properly research the application and its impact on the surrounding area.

2. Insufficient Information
   The Notice was accompanied by a simple map which provided little relevant information. The notice refers to RU and EC zoning, but these areas are not delineated on the map, and the “subject” property is shaded, preventing any detail to be viewed. Specifically, the map supplied does not show the water course mentioned (EC zone), or indicate the proximity of the proposed severances to the EC zone or any other features. There is no symbology, labelling, scale, or north arrow to provide context to other neighbouring features.

3. Road Traffic
   The traffic on Haynes road is already too much, and quite frankly, too fast. Slow moving farm machinery must share the road with fast moving cars, ATVs, and motorcycles. As the evening approaches, the traffic increases in speed and quantity, as drivers race to reach the country store in Castleton before it closes. Have you done a traffic study on the road, to support this additional traffic caused by development?

   I look forward to the meeting on September 15th to discuss and review these issues further.

   Thank you for your consideration.

   Anne Skinner
Cramahe Council and Committee of Adjustment

Re: Notice of Application of Consent
D10-FID-08-20
D10-FID-09-20
D10-FID-10-20

We the undersigned OPPOSE this application for severance of property at 458 Haynes Rd Castleton

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone#</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cathy Mercier</td>
<td>350 Haynes Rd</td>
<td>905-344-7875</td>
<td>Mercier</td>
</tr>
<tr>
<td>Ronald Mercier</td>
<td>350 Haynes Rd</td>
<td>905-344-7875</td>
<td>R.Mercier</td>
</tr>
<tr>
<td>Fred Walker</td>
<td>357 Haynes Rd</td>
<td>905-344-5014</td>
<td>Walker</td>
</tr>
<tr>
<td>Michele Lyre</td>
<td>389 Haynes Rd</td>
<td>289-251-1151</td>
<td>Lyre</td>
</tr>
<tr>
<td>Tony White</td>
<td>389 Haynes Rd</td>
<td>289-251-1151</td>
<td>Tony White</td>
</tr>
<tr>
<td>Clinton Jones</td>
<td>245 Jones Rd</td>
<td>905-741-7990</td>
<td>Jones</td>
</tr>
<tr>
<td>Jason Macdonald</td>
<td>506 Haynes Rd</td>
<td>905-396-9749</td>
<td>Macdonald</td>
</tr>
<tr>
<td>Kiersten Graham</td>
<td>506 Haynes Rd</td>
<td>613-920-3666</td>
<td>Graham</td>
</tr>
<tr>
<td>Rob Rom</td>
<td>501 Haynes Rd</td>
<td>905-376-2067</td>
<td>Rom</td>
</tr>
<tr>
<td>Mara Drummond</td>
<td>501 Haynes Rd</td>
<td>905-344-5915</td>
<td>Drummond</td>
</tr>
<tr>
<td>John Rom</td>
<td>526 Haynes Rd</td>
<td>289-251-2976</td>
<td>Rom</td>
</tr>
<tr>
<td>Grace Andal</td>
<td>477 Haynes Rd</td>
<td>647-688-3726</td>
<td>Andal</td>
</tr>
<tr>
<td>Ryan Andal</td>
<td>477 Haynes Rd</td>
<td>647-978-5434</td>
<td>Andal</td>
</tr>
<tr>
<td>Kevin Jones</td>
<td>574 Haynes Rd</td>
<td>905-344-7476</td>
<td>Jones</td>
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<tr>
<td>Lisa Jones</td>
<td>574 Haynes Rd</td>
<td>905-344-7476</td>
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<tr>
<td>Wayne Jones</td>
<td>162 Jones Rd</td>
<td>905-344-7643</td>
<td>Jones</td>
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<tr>
<td>Linda Marshman</td>
<td>611 Haynes Rd</td>
<td>905-344-7620</td>
<td>Marshman</td>
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<tr>
<td>Dan Marshman</td>
<td>611 Haynes Rd</td>
<td>905-344-7620</td>
<td>Marshman</td>
</tr>
</tbody>
</table>
Cramahe Council and Committee of Adjustment

Re: Notice of Application of Consent
D10-FID-08-20
D10-FID-09-20
D10-FID-10-20

We the undersigned OPPOSE this application for severance of property at 458 Haynes Rd Castleton

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone#</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayne Johnson</td>
<td>County Rd at 2943</td>
<td>905-375-4905</td>
<td></td>
</tr>
<tr>
<td>Lynn Hughes</td>
<td>715 Tobacco Rd</td>
<td>905-844-1112</td>
<td></td>
</tr>
<tr>
<td>Dave Duguid</td>
<td>2740 Chant Rd</td>
<td>905-373-9775</td>
<td></td>
</tr>
<tr>
<td>Michael Bullon</td>
<td>290 Haynes Rd</td>
<td>416-346-6046</td>
<td></td>
</tr>
<tr>
<td>Michael Sades</td>
<td></td>
<td>647-246-9285</td>
<td></td>
</tr>
<tr>
<td>Greg Usher</td>
<td>230 Haynes Rd</td>
<td>905-376-7666</td>
<td></td>
</tr>
<tr>
<td>Anne Skinner</td>
<td>599 Haynes Rd</td>
<td>416-446-0253</td>
<td></td>
</tr>
<tr>
<td>Kevin Skinner</td>
<td>599 Haynes Rd</td>
<td>416-446-0253</td>
<td></td>
</tr>
<tr>
<td>Abdulwahid Abdullah</td>
<td>573 Haynes Rd</td>
<td>416-668-4540</td>
<td></td>
</tr>
<tr>
<td>Lynn Jones</td>
<td>209 Jones Rd</td>
<td>905-344-7666</td>
<td></td>
</tr>
</tbody>
</table>
The Corporation of the Township of Cramahe

Date received ________July 31/2020________
File Number ________D40 - BAR - 11 - 20________
Parent Roll # ________011 - 030 - 20555 - 0000________

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.

____July 31, 2020______ Date

Signature of Owner

Page 1 of 12
The Corporation of the Township of Cramahe

1.0 Owner Information
1.1 Name(s)  CHRIS BARTLEY  BERNADINE BARTLEY
Mailing Address  259 GILLESPIE RD.
City/Province  COLOBUS  ONTARIO  Postal Code  KOK 150
Telephone No.  613 847 6927  Fax No.
Email Address  CHRIS.BARTLEY@ROGERS.COM

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

2.0 Authorized Agent/Solicitor Information
2.1 Name(s) 
Mailing Address
City/Province  Postal Code
Telephone No.  Fax No.

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.  6  Lot(s)  17
Registered Plan No.  38R - 4207  Part(s)  1
Reference Plan No.  38R - 5354  Part(s)  3
Address (Street Name & Number)  259 GILLESPIE RD.
Property Roll Number  1411011-030-20555-0000

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

BELL UNDERGROUND CABLES

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):

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)   259 GILLESPIE RD.
   Property Roll Number   1411 011-030-20555-0000

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 106.77 (m)   Depth 205.7 (m)   Area 2.195 (ha)
   Frontage 350 (ft)   Depth 674.9 (ft)   Area 5.42 (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:NONE

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): UNPAVED GRAVEL

- [ ] 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
- [X] 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): N/A

5.7 Type of sewage disposal proposed for severed land (check one):
- [ ] Publicly owned and operated sanitary sewage system
- [X] 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): 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 106.7 (m) Depth 204.2 (m) Area 2.42 (ha)
Frontage 350 (ft) Depth 676.4 (ft) Area 5.4 (acres)

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

6.3 Existing building(s) or structure(s) including well and septic on retained land:
Single Family Home, Well, Septic, Separate Garage

6.4 Proposed building(s) or structure(s) including well and septic on retained land:
Single Family Home, Well, Septic, Separate 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): Unpaved Gravel

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 46.15 (m) Depth 205.7 (m) Area 0.984 (ha)

Frontage 150 (ft) Depth 676.47 (ft) Area 2.234 (acres)

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

7.3 Proposed building(s) or structure(s) including well and septic: NIL
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 01-030-20553-0000

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

- Vacant
- Rural Residential

8.2 What is the Zoning of the subject land? 

- Rural Residential

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>☐</td>
<td>☑</td>
<td>AT WEST PROPERTY LINE</td>
</tr>
<tr>
<td>Waste Water Treatment Plant</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Provincially significant wetland</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Landfill (active ☐ or closed ☐)</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Industrial or commercial use</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
</tbody>
</table>

Please specify the use
The Corporation of the Township of Cramahe

Active railway line □ □ ________________
Aggregate extraction □ □ ________________
Natural gas/oil pipeline □ ☑ 600 ft SOUTH
Hydro easement □ □ ________________

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? ________________________________

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 ☐
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>K. Kelly</td>
<td>VACANT RESIDENTIAL</td>
<td>N/A</td>
</tr>
<tr>
<td>South</td>
<td>DAVE VANDYKE</td>
<td>RESIDENTIAL</td>
<td>HOUSE</td>
</tr>
<tr>
<td>East</td>
<td>GILLISPIE RD</td>
<td>PUBLIC ROAD</td>
<td>N/A</td>
</tr>
<tr>
<td>West</td>
<td>DR. BELL</td>
<td>FARM LAND</td>
<td>N/A</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 dimensions 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, Chris Bartley, fully 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 July, 2020.

[Signature]

Commissioner of Oaths

[Signature]

Applicant

Commissioner of Oath and Affidavits, etc. for the Corporation of the Township of Cramahe in the County of Northumberland, Province of Ontario
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
SKETCH OF PROPOSED LAND DIVISION
PART OF LOT 17
CONCESSION 6
TOWNSHIP OF CRAMAHE
COUNTY OF NORTHUMBERLAND
SCALE: 1 INCH = 150 FEET

PART OF LOT 17

VACANT LAND RESIDENTIAL
TO BE RETAINED 3.089 Ac 1.215 ha

TO BE SEPARATED AND ADDED TO PARCEL "B"
2.234 Ac 0.984 ha

PARCEL "B"
3.10 Ac 1.25 ha

"RURAL RESIDENTIAL"

" RURAL RESIDENTIAL "

" CONCESSION 6 "

GIFFORD, HARRIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
TOLL FREE CALL 1-877-394-6646
Notice of Applications
TAKE NOTICE that the Township of Cramahe has received an application for consent for a Lot Line Adjustment under Section 53 of the Planning Act.

The application has been assigned File Number D10-BAR-11-20.

Public Hearing:
The Committee of Adjustment will be considering the above noted application at its meeting scheduled for Tuesday September 15, 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. The meeting ID used to access the scheduled meeting is 815 7672 3691. You can also join the meeting through the following link https://us02web.zoom.us/j/81576723691. 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 are located in Part Lot 17, Concession 6, including the property at 259 Gillespie Road and a vacant parcel immediately to the north. Both parcels are owned by the applicant. There is an existing single detached dwelling located at 259 Gillespie Road. A key map is attached showing the location of the subject lands.

Purpose and Effect of the Consent Application
The purpose of this application is a Lot Line Adjustment to sever a 0.984 ha (2.23 acre) parcel of land from the vacant parcel, which currently has a lot area of 2.15 ha (approximately 5.32 acres) and add the severed parcel to the benefitting lot at 259 Gillespie Road. The property at 259 Gillespie Road currently has a lot area of 1.25 ha (3.10 acres). The effect will be to reduce the lot area of the northern parcel to 1.215 ha (3.089 acres) and increase the lot area of the parcel at 259 Gillespie Road to 2.23 ha (5.33 acres). The effect of the lot line adjustment will be to correct an existing deficiency in the interior side yard setback from the northern property line for the dwelling located at 259 Haynes Road.

The subject properties are designated Rural on Schedule “A” to the Township’s Official Plan and zoned the Rural-1 (RU-1) Zone and the Environmental Conservation (EC) Zone on Schedule “A” - Map 20 to the Township’s Zoning By-law 08-18.

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 this application being heard by the Committee of Adjustment.

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.

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.

Notice of Decision
If you wish to be notified of the decision of the Council of the Township of Cramahe in respect of the proposed consents, you must make written request to:

Township of Cramahe
P.O. Box 357
Colborne, Ontario KOK 1SO

(Please include the File Number: D10-BAR-11-20)

Dated at the Township of Cramahe this 4th day of September, 2020.

Joanne Hyde
Clerk
Township of Cramahe
P.O. Box 357
Colborne, Ontario, KOK 1SO
Meeting: Committee of Adjustment

Date: September 15, 2020

Report No.: PLAN-30-20

RESOLUTION NO:_______ BY-LAW NO: _________

Subject: D10-BAR-11-20 Application for Lot Line Adjustment

Recommendation(s):

File Number: D10-BAR-11-20
Name of Applicant(s): Chris and Bernadine Bartley
Location of Land: 259 Gillespie Road, Township of Cramahe
Purpose: Lot Line Adjustment

Council’s Decision: Granted with Conditions

Conditions:
1. Payment of municipal taxes in full.
2. Deeds must be submitted to the Township of Cramahe.
3. An electronic copy and a paper copy of the registered survey must be submitted to the Township of Cramahe.
4. The severed parcel shall merge with the property identified by as Roll Number 14 11 011 030 20553-0000 (259 Gillespie Road) to form one lot for Planning Act purposes. Evidence of the conveyance is to be in the form of a certificate from a lawyer in good standing with the Law Society of Upper Canada.
5. That the applicant acknowledges in writing that a portion of the lands to be retained are regulated by LTC pursuant to Ontario Regulation 163/06.B

BE IT RESOLVED that Based on the information available at the time of this report, application D10-BAR-11-20 be approved.
Background:

Location of the Subject Lands
The lands subject to the proposed consent are located in Part Lot 17, Concession 6, including the property at 259 Gillespie Road and a vacant parcel immediately to the north. Both parcels are owned by the applicant. There is an existing single detached dwelling located at 259 Gillespie Road. A key map is attached showing the location of the subject lands.

The subject properties are designated Rural on Schedule “A” to the Township’s Official Plan and zoned the Rural-1 (RU-1) Zone and the Environmental Conservation (EC) Zone on Schedule “A” - Map 20 to the Township’s Zoning By-law 08-18.

Purpose and Effect of the Consent Application
The purpose of this application is a Lot Line Adjustment to sever a 0.984 ha (2.23 acre) parcel of land from the vacant parcel, which currently has a lot area of 2.15 ha (approximately 5.32 acres) and add the severed parcel to the benefitting lot at 259 Gillespie Road. The property at 259 Gillespie Road currently has a lot area of 1.25 ha (3.10 acres). The effect will be to reduce the lot area of the northern parcel to 1.215 ha (3.089 acres) and increase the lot area of the parcel at 259 Gillespie Road to 2.23 ha (5.33 acres). The effect of the lot line adjustment will be to correct an existing deficiency in the interior side yard setback from the northern property line for the dwelling located at 259 Gillespie Road.
Staff Comments:
Section 6.2.1.11 Lot Lines of the Official Plan for the Township of Cramahe states that Severances which have the effect of changing lot lines or which do not create additional or buildable lots may be evaluated on their own merits. Given that no new lots are to be created and given that there is an existing dwelling on the benefitting lands, there are no specific policies which would be of relevance to the proposed Consent.

Correspondence Received from Commenting Agencies
At the time of writing of this Report, no responses had been received from those commenting agencies with a potential to have an interest in the application. Should responses be received following publication of the Agenda, staff will provide a summary of their comments during the Hearing of the Committee of Adjustment.

Financial Implications:
None

Concluding Comments:
In my opinion the Proposed Lot Line Adjustment constitutes good planning.
Submitted by: ___________________  
Heather Sadler, Manager of Planning and Building

Reviewed by: ___________________  
Arryn McNichol, CAO/Treasurer