



**Township of Cramahe Public Meeting
Agenda**

Date: Tuesday, April 8, 2025, 5:30 p.m.
Location: Hybrid Meeting - Keeler Centre
80 Division Street

Pages

1. MEETING DETAILS

In Person Location:

Rotary Hall, The Keeler Center
80 Division Street, Colborne

Hybrid Option:

Join Zoom Meeting
<https://us02web.zoom.us/j/84223006808>

Meeting ID: 824 2300 6808

Dial by your location:

1 647 558 0588 Canada
1 647 374 4685 Canada

One Tap Mobile:

+17789072071,,83894893525# Canada
+17806660144,,83894893525# Canada

2. CALL TO ORDER

As we gather, we would like to formally recognize the traditional keepers of this land and, specifically, our neighbors of the Alderville First Nation, with a formal territorial acknowledgement.

We respectfully acknowledge that Cramahe Township is located on the Mississauga Anishinabek territory and is the traditional territory of the Mississauga. Cramahe Township respectfully acknowledges that the Mississauga Nations are the collective stewards and caretakers of these lands and waters in perpetuity, and that they continue to maintain this responsibility to ensure their health and integrity for generations to come.

3. STATUTORY PUBLIC MEETING

D14-WIL-04-25

3.a Background

Council for the Township of Cramahe will hold a Public Meeting in accordance with Section 34 of the Planning Act to consider a Zoning By-Law amendment. The lands subject to the proposed Zoning By-Law amendment are in Concession 7, Part Lot 21 and are municipally known as Pinewood School Road (Vacant).

3.b Purpose and Effect

The effect of the proposed Zoning By-Law amendment is to bring the resultant severed and retained lot(s) of provisionally approved consent into zoning compliance.

3.c Application and Notice of Public Meeting

1

Planning staff to confirm how notice was provided and an overview of the application details.

3.d Written Comments Received from Agencies and the Public

16

Agencies - There have been no objections from commenting agencies. A full overview of comments will be included in the report to Council.

Public - None received.

3.e Questions or Comments from Members of Council

3.f Questions or Comments from Members of the Public

4. Adjournment of Public Meeting



**Notice of a Complete Application & Public Meeting
Concerning a Zoning By-Law Amendment
D14-WIL-04-25**

CHANGE OF TIME

TAKE NOTICE that the Council of the Corporation of the Township of Cramahe has received a complete application for an amendment to Zoning By-law No. 08-18, as amended, and is notifying the public in accordance with Section 34 of the Planning Act.

This application has been assigned **File Number D14-WIL-04-25**.

Public Hearing:

Council will be considering the above noted applications at a public meeting scheduled for **Tuesday April 8th, 2025 at 5:30 p.m.** If you wish to participate in the Public Hearing, you may do so by attending in person at the Keeler Center, 80 Division Street, Colborne, ON or via zoom by dialing **1-647-374-4685 or 1-647-558 0588**. Below is the meeting ID and password used to access the scheduled meeting.

Webinar ID: 842 2300 6808.

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/84223006808>

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 zoning by-law amendment are located at Pinewood School Road (Vacant) and are municipally known as Concession 7, Part Lot 21, Township of Cramahe (Assessment Roll # 1411 011 030 21700). A key map is attached showing the location of the Subject Lands.

Purpose and Effect of the Zoning By-law Amendment

This Zoning By-Law Amendment is required as a condition of Provisional Approval of a recent consent (File No. D10-WIL-15-24). The applicant is seeking the approval of a Zoning By-law Amendment to rezone the severed lands from the Rural (RU) Zone to the Rural Residential (RR) Zone to bring the lands into zoning compliance.

Representation

Any person may attend the public meeting and make written and/or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written submissions can be sent electronically to kmetcalfe@cramahe.ca, or can be dropped in the mail drop box at Town Hall at 1 Toronto Street, Colborne or faxed to (905) 355-2821. Please ensure your name and address are included as required for the public record. **Please note that any information provided within written submissions may be made available to the public for review prior to the hearing.**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cramahe before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Cramahe to the Ontario Land Tribunal, and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so

Notice of Passing of Zoning By-law Amendment

A copy of the Notice of Passing will be sent to the applicant, and to each person who has filed with the Clerk a written request for Notice of Passing.

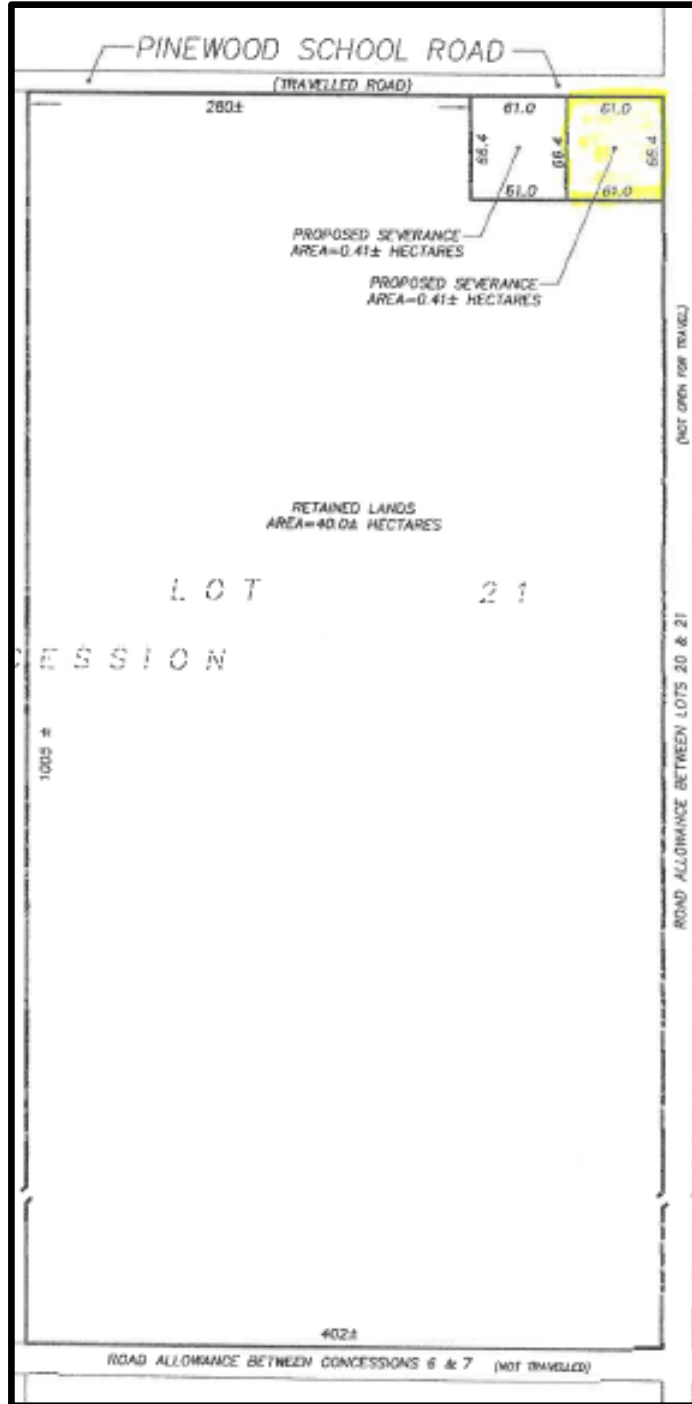
Additional Information

Additional information relating to the proposed Zoning By-law Amendment is available for inspection on the Township website. A copy of this notice is also available at the Township Office.

Dated at the Township of Cramahe this 17 day of March 2025.

Planning Coordinator
Township of Cramahe
1 Toronto Street
Colborne, ON, K0K 1S0

**Zoning By-law Amendment D14-WIL-04-25
Part of Lot 21, Concession 7
Key Map**



Corporation of the Township of Cramahe

P.O. Box 357, Colborne, Ontario K0K 1S0 • T (905)355-2821 • F (905)355-3430



CORPORATION OF THE TOWNSHIP OF CRAMAHE

Date Received: Feb 25th, 2025

File Number: D14-WIL-04-25

Property Roll No.: 1411 011 030 21700 0000

Application to Amend Zoning By-Law

NOTE: For an application to be accepted as complete the following checklist must be completed:

- A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed.
- Required fees have been submitted to the Treasurer/Planning Department.
- The completed application has been submitted to the Planning Department with a copy of the most recent deed and survey for the property and the required sketch.
- If the property is in an area identified by the Source Protection Plan, a Section 59 Notice or Prohibition letter from the Conservation Authority has been submitted.
- If the proposed development will produce more than 4500 litres of effluent per day on a privately owned and operated septic system, a servicing options report and hydrogeological report have been submitted.
- 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 Section 9.0)
- If the owner is not the applicant, written authorization to the applicant from the owner to make the application is enclosed (fill out Section 10.0). N/A
- 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 and 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 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 the proposed area for rezoning must be clearly staked prior to any site visits.
- Applicants acknowledge that they will be required to post a sign on the property for a minimum of 20 days prior to the public meeting date.
- It is acknowledged that fees are not refundable.

Date(YYYY-MM-DD)

Signature of Owner(s) and/or

Applicant



CORPORATION OF THE TOWNSHIP OF CRAMAHE

1.0 Owner Information

1.1 Name(s) : Thomas Randall Wilce and Lynn Colleen McKimmo

Mailing Address [Redacted]

City/Province Postal Code [Redacted]

Telephone No. Fax No. [Redacted]

Email Address [Redacted]

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. _____

Email Address _____

2.2 Do you wish to receive all communications? Yes No

2.3 If known, the names of any Mortgagees, Registered Lessees and Encumbrancers with mailing address and postal codes:

No mortgages, registered leases and encumbrances



CORPORATION OF THE TOWNSHIP OF CRAMAHE

3.0 Property Description

Township: Cramahe Concession No. 7 Lot(s) S 1/2 Lt 21
 Registered Plan No. Part(s) _____
 Reference Plan No. Part(s) _____
 Address (# & street name, if applicable) Pinewood School Road
 Property Roll Number 1411 011 030 21700 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 Description of Subject Land and Servicing Information

4.1 Description of land (provide in both metres and feet and **provide all dimensions on sketch**):

Frontage 61.0 (m) Depth 66.4 (m) Area 0.41 (ha)
 Frontage 200.13 (ft) Depth 217.85 (ft) Area 1.013 (acres)

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

4.3 Are there **existing** building(s) or structure(s) including well and septic?

Yes No

4.4 If yes, please provide the following information for each building/structure in metres and feet and **provide all dimensions on sketch**:

Type of Building/ Structure: _____

The setback from:

Front lot line (Metres): _____ (Feet): _____

Rear lot line (Metres): _____ (Feet): _____

Side lot line (N, S, E or W) (Metres): _____ (Feet): _____

Side lot line (N, S, E or W) (Metres): _____ (Feet): _____

Height: (Metres): _____ (Feet): _____

Area: (Square Metres): (Square Feet): _____

Dimensions (length): (Metres): (Feet): _____

Dimensions (width): (Metres): (Feet): _____



CORPORATION OF THE TOWNSHIP OF CRAMAHE

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

4.6 Are there **proposed** building(s) or structure(s) including well and septic?

Yes No

4.7 If yes, please provide the following information for each building/ structure in metres and feet:

Type of Building/ Structure: _____

The setback from:

Front lot line (Metres): _____ (Feet): _____

Rear lot line (Metres): _____ (Feet): _____

Side lot line (N, S, E or W) (Metres): _____ (Feet): _____

Side lot line (N, S, E or W) (Metres): _____ (Feet): _____

Height: (Metres): _____ (Feet): _____

Area: (Square Metres): (Square Feet): _____

Dimensions (length): (Metres): (Feet): _____

Dimensions (width): (Metres): (Feet): _____

4.8 Type of access (check one): Proposed or Existing

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): _____



CORPORATION OF THE TOWNSHIP OF CRAMAHE

4.9 Type of water supply (check one): Proposed or Existing

- 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 (please specify): _____

4.10 Type of sewage disposal (check one): Proposed or Existing

- 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): _____

4.11 Type of storm drainage (check one): Proposed or Existing

- Sewers
- Ditches
- Swales

Other means (please specify): _____



CORPORATION OF THE TOWNSHIP OF CRAMAHE

5.0 Local Planning Documents

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

5.2 How does this application conform to the Official Plan designation(s)?

5.3 If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement (e.g. Village of Colborne boundaries), details of the official plan or official plan amendment that deals with the matter:

5.4 If the application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with the matter:

5.5 If the subject land is within an area where zoning with conditions may apply, an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

5.6 If the subject land is within an area where there are pre-determined min/max density or height requirements, please state these requirements (maximum height applies - check zoning; density requirements are outlined in Sections 4.0, 5.1.2, 9.1.1.5 and under the applicable designation in the Official Plan):

5.7 What is the current zoning of the subject land?

5.8 What is the specific zoning being requested? Include any specific provisions that are required, (e.g. minimum rear yard depth to be 6.5 metres [21.33 feet]):



CORPORATION OF THE TOWNSHIP OF CRAMAHE

5.9 Why is this zoning being requested? Include explanations for specific provisions (e.g. reduced rear yard depth to capture existing building location):

Rural Residential (RR)

5.10 Are any of the following uses or features on the subject land or within 500 meters? (check all that apply)

Use or Feature	On subject land	Within 500m	~Distance (or N/A)
Agricultural operation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Waste water treatment plant	<input type="checkbox"/>	<input type="checkbox"/>	_____
Provincially significant wetland	<input type="checkbox"/>	<input type="checkbox"/>	_____
Key Hydrogeologic Feature	<input type="checkbox"/>	<input type="checkbox"/>	_____
Landfill (active or closed)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Industrial or commercial use	<input type="checkbox"/>	<input type="checkbox"/>	_____
(Please specify the use): _____			
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>	_____
Aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>	_____
Natural gas/oil pipeline	<input type="checkbox"/>	<input type="checkbox"/>	_____
Hydro easement	<input type="checkbox"/>	<input type="checkbox"/>	_____

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

Yes No

5.12 Is the subject land within an area designated under the Growth Plan for the Greater Golden Horseshoe (GGHGP)? Yes (applies to the whole Township)

Does the application conform/not conflict with the GGHGP?

Yes No

5.13 Is the subject land within an area designated under any provincial plan(s)? (e.g. Oak Ridges Moraine Conservation Plan, please refer to Zoning By-law).

Yes No

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

Yes No N/A



CORPORATION OF THE TOWNSHIP OF CRAMAHE

6.0 History of Subject Land

6.1 If known, when was the property acquired by the current owner(s)?

October 9, 2018

6.2 If known, when were existing buildings/structures constructed? (Please list each building/structure, followed by the day, month and year, if known).

No existing structures

6.3 If known, how long have the existing (current) uses continued?

unknown

6.4 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? _____

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

Yes No Unknown

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

6.6 Is the property the subject of a consent application?

Yes No

If yes, what is the file number and status? D10-W11-15-24
Consent granted

6.7 If a septic system exists;

When was it installed (month and year)? N/A

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



CORPORATION OF THE TOWNSHIP OF CRAMAHE

7.0 Adjacent Lands

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the owners' entire land holding. **This information should also be on the sketch.** If more room is needed, please add extra Schedule page.

Direction	Name of Owner	Use of Land (i.e. farm, residential, etc.)	Buildings (i.e. house, barn, etc.)
North			
South			
East			
West			

8.0 Required Sketch

8.1 The applicant shall attach to this application an acceptable sketch showing the following (all dimensions will be given in metres and feet):

- The boundaries and dimensions of the subject land;
- The location, size and type of all existing and proposed buildings and structures on the subject land, with dimensions indicating their distance from the front lot line, rear lot line and side lot lines; *N/A*
- 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; *Not applicable*
- The location and nature of any easement affecting the subject land *Not applicable*



CORPORATION OF THE TOWNSHIP OF CRAMAHE

9.0 Affidavit Or Sworn Declaration

Please do not sign this form until you are witnessed by the of the Commissioner of Oaths.

This section is to be completed by the owner or authorized agent – **if it is completed by the authorized agent, the owner must fill out section 10.0 on the next page.**

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

9.1 I, Thomas *Randall Wilce and Lynn Colleen McKinnon* 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

22 day of February, 2025

Commissioner of Oaths

Applicant

COLLEEN GWENDLINE WILCE-BROWN,
a Commissioner, etc., Province of Ontario,
for CARTER THOMPSON LAW OFFICE.
Expires February 7, 2026.

Applicant



CORPORATION OF THE TOWNSHIP OF CRAMAHE

10.0 Authorizations

10.1 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

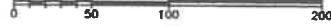
I, _____, am the owner of the land that is the subject of this application for consent and I authorize - _____ to make this application on my behalf.

Date

Signature of Owner

SKETCH FOR PROPOSED SEVERANCE
PINWOOD SCHOOL ROAD
PART OF LOT 21, CONCESSION 7,
TOWNSHIP OF CRAMAHE
COUNTY OF NORTHUMBERLAND

SCALE 1 : 3000 METRES



PART 1,
3BR-5107

PART 2,
3BR-5107

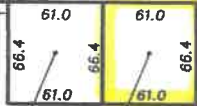


PLAN RD-95

PART 1
PART 2
PART 3
PART 113
PART 105

PINWOOD SCHOOL ROAD
(TRAVELLED ROAD)

280±



PROPOSED SEVERANCE
AREA=0.41± HECTARES

PROPOSED SEVERANCE
AREA=0.41± HECTARES

RETAINED LANDS
AREA=40.0± HECTARES

LOT 21

CONCESSION

LOT 22

LOT 20

1005 ±

ROAD ALLOWANCE BETWEEN LOTS 20 & 21
(NOT OPEN FOR TRAVEL)

402±

ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7 (NOT TRAVELLED)

NOTES

BOUNDARY INFORMATION SHOWN HEREON HAS BEEN
COMPILED FROM EXISTING SURVEY RECORDS AND IS
NOT AN ACTUAL SURVEY.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DISTANCE NOTES - METRIC

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: • DRAWN: DED CHECKED: AJ PLOT DATE: SEPT. 20, 2024
FILE: A-049378-SKETCH.v1

A-049378



LOWER TRENT CONSERVATION

714 Murray Street, R.R. 1, Trenton, Ontario K8V 0N1

■ Tel: 613-394-4829 ■ Fax: 613-394-5226 ■ Website: www.ltc.on.ca ■ Email: information@ltc.on.ca

Registered Charitable Organization No. 107646598RR0001

March 26, 2025

LTC File No. PL-25-045

Krista Metcalfe
Planning Coordinator
Township of Cramahe

**RE: Application for Zoning By-Law Amendment – WILCE & MCKINNON
Pinewood School Road (ARN: 141101103021700000)
Concession 7, Part Lot 21, Township of Cramahe, Northumberland County
Application No: D14-WIL-04-25**

Dear Krista,

Lower Trent Conservation (LTC) is in receipt of the above noted application, which was circulated to our office on March 19, 2025, for review and comment. We understand that the purpose of the rezoning application is to fulfill a condition of provisionally approved consent D10-WIL-15-24. The proposal is to rezone the severed lands from the Rural (RU) Zone to the Rural Residential (RR) Zone to bring the lands into zoning compliance.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Notice of Complete Application & Public Meeting dated March 17, 2025;
- Copy of Application to Amend Zoning By-Law, signed February 22, 2025; and,
- Consent Sketch by IBW Surveyors, dated September 20, 2024.

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the *Provincial Planning Statement* (PPS, 2024) and as a regulatory authority under Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the *Planning Act* as per our LTC Board approved policies. Finally, LTC has provided advisory comments related to policy applicability and to assist with implementation of the *Trent Source Protection Plan* under the *Clean Water Act*.

RECOMMENDATION

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

Note: it is recommended that the agent and/or landowner be provided with a copy of this letter whereby they are advised of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 on the subject lands and that, a permit from LTC may be required for development and/or site alteration prior to the commencement of any on-site work. Landowner(s) will need to contact LTC to confirm permitting requirements and restrictions.

Refer to the following sections for context.

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

SITE CHARACTERISTICS

Existing mapping indicates that unevaluated wetland features are located in the southern and central portions of the subject lands. Additionally, a tributary of Little Cold Creek is present in the northwestern boundary of the parcel, travelling into the western abutting lands. It is important to note that a large portion of the subject lands, including the severed parcel, appear to have hillside/drumlin features.

The subject lands are therefore situated partially within an area that is regulated by LTC pursuant to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Mapping of known and potential areas subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 in LTC's jurisdiction is available to the public [here](#).

Further, the subject lands are currently designated Rural and Environmental Protection in the Township of Cramahe's Official Plan and zoned Rural (RU) Zone.

DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS

1. LTC has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the PPS.

- Policies 5.2.2 and 5.2.3 of the PPS apply to this application. Here it is stated:
 - 5.2.2 *Development* shall generally be directed to areas outside of:
 - b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
 - 5.2.3 *Development* and site alteration shall not be permitted within:
 - d) a *floodway*
- Floodplain mapping is not currently available for the mapped tributary of Little Cold Creek and as such, the extent of potential flooding on the property that may be associated with this watercourse is unknown. Based on our review of the characteristics of the watercourse and the contributing drainage areas, engineered floodplain mapping would not be warranted to define the flooding hazard.
- It is the opinion of LTC that this application is consistent with Section 5.2 of the PPS.

2. LTC has reviewed the application as per our responsibilities as a regulatory authority under Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Section 28 of the *Conservation Authorities Act* enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, unstable soil, or unstable bedrock are not affected. LTC also regulates the changes to or interference in any way with a watercourse or wetland.

- Portions of the subject lands are situated within areas that are subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Specifically, a tributary of Little Cold Creek and unevaluated wetlands are present on the subject lands that appear to be more expansive than mapped.

In accordance with Section 28(1) of the *Conservation Authorities Act*, no person shall:

- 1) Straigten, change, divert or interfere in any way with the existing channel or a river,

- 2) creek, stream or watercourse, or change or interfere in any way with a wetland; OR Undertake development activities (including site alterations), or permit another person to undertake development in or on areas within the jurisdiction of the Conservation Authority that are: hazardous lands; river or stream valleys; wetlands; and other areas within 30 metres of a wetland;

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

Any development activity* within 30 metres of all wetlands, or within 15 metres of the stable top of bank or delineated floodplain of a watercourse (whichever is greater), any watercourse alterations (e.g., dredging, culvert installation, bridge construction, etc.), and/or any activities that would interfere in any way with the wetlands on site would require a permit from our office prior to the commencement of any on-site work.

*Development activity is defined in Ontario Regulation 41/24 as:

- i. The construction, re-construction, erection or placing of a building or structure of any kind,
 - ii. Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
 - iii. Site grading; or,
 - iv. The temporary or permanent placing, dumping, or removal of any material, originating on the site or elsewhere.
- It is noted that unevaluated wetlands have been mapped by the Ministry of Natural Resources (MNR) using the best available information (e.g., air photographs and topographic mapping) but have not been assessed on the ground. LTC has incorporated the MNR unevaluated wetland mapping into our screening mapping to identify areas of potential wetland across the watershed.
 - LTC Board-approved policies for the administration of the *Conservation Authorities Act* and Ontario Regulation 41/24 state that development and interference shall not be permitted within a wetland nor within 30 metres of the boundary of the wetland. For this particular site, we are satisfied that the proposed building envelope depicted in the consent sketch is greater than 30-metres from the unevaluated wetland. LTC will not be requiring a wetland assessment at this time.
 - The lands subject to rezoning appear to be outside of areas regulated by LTC. Therefore, a permit would not be required from our office.

This letter can serve as formal clearance for the development of the lands being rezoned to Rural Residential.

Formal review by our office will need to take place for proposed development activities on the retained lands.

- Landowner(s) are encouraged to contact LTC to discuss this matter directly if they have any questions or concerns. It is anticipated that the agent will share these comments with the landowner(s) so that they are aware of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 on their property. LTC's permitting policy document is available to the public [here](#).

ADVISORY COMMENTS

3. Pursuant to Ontario Regulation 596/22: Prescribed Acts, LTC will not be providing comments regarding Sections 4.1 (Natural Heritage) and 4.2 (Water) of the PPS.

"Working with Local Communities to Protect our Natural Environment"



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

4. **LTC has reviewed the application through our role as a public commenting body, pursuant to the *Planning Act*.**
 - We have no further comments to add in this role.
5. **LTC has reviewed the application in terms of the *Trent Source Protection Plan*, prepared under *Clean Water Act, 2006*. The Source Protection Plan came into effect on January 1, 2015 and contains policies to protect sources of municipal drinking water from existing and future land use activities.**
 - The subject lands are not located within an identified drinking water source protection area.

SUMMARY

Given the above comments, it is the opinion of the LTC that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 apply to the subject lands. A permit or formal clearance from LTC would be required prior to any development activities taking place on the retained lands (refer to the Ontario Regulation 41/24 definition of development activity); and,
3. The subject lands are not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

LTC would therefore have no objection to the approval of this application. Informing landowner(s) of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 is important and has been reflected in our recommendation above.

The above comments reflect our understanding at the time of writing of applicable policies, legislation, and the development proposal. I trust this letter meets your information requirements. However, should you require any further information or have any questions please do not hesitate to contact me.

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

Sincerely,



Kim Stephens, M.Env.Sc
Acting Environmental Planner
613-394-3915 ext. 238