



**Township of Cramahe Committee of Adjustment
Agenda**

Date: Tuesday, May 27, 2025, 5:00 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/83008044916>

Meeting ID: 830 0804 4916

Dial By Location:

1 647 374 4685 Canada

1 647 558 0588 Canada

One Tap Mobile:

+14388097799,,83008044916# Canada

+15873281099,,83008044916# 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. 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

4

BE IT RESOLVED THAT the Committee of Adjustment approve the minutes of the April 22, 2025 Committee of Adjustment meeting.

6. HEARING D10-COC-04-25 & D10-COC-12-25

File Number: D10-COC-04-25 & D10-COC-12-25

Location: 280 Bellamy Road

6.a Notice of Public Hearing

13

Planning staff to confirm how notice was provided.

6.b Report from Manager of Planning & Development ****ADDENDUM PENDING****

Planning staff to provide an overview of the application.

6.c Review of Comments Received from the Public and Agencies

16

Planning staff to give overview of comments received.

6.d Questions from the Members of the Committee of Adjustment

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

6.f Applicant or Agent Comments

6.g Motions with Respect to the Disposition of the Hearing

7. HEARING D10-MIE-13-25

File Number: D10-MIE-13-25

Location: 374 County Road 27

7.a Notice of Public Hearing

29

Planning staff to confirm how notice was provided.

7.b Report from Manager of Planning & Development ****ADDENDUM
PENDING****

Planning staff to provide an overview of the application.

7.c Review of Comments Received from the Public and Agencies

32

Planning staff to give an overview of comments received.

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Opposition to the Application

7.f Applicant or Agent Comments

7.g Motions with Respect to the Disposition of the Hearing

8. ADJOURNMENT

BE IT RESOLVED THAT the Committee of Adjustment adjourn the
meeting at TIME.



**Township of Cramahe Committee of Adjustment Meeting
Minutes**

April 22, 2025, 5:00 p.m.

Members Present: Chair Martin
Sandra Arthur
Ed Van Egmond
Sherry Hamilton
Joel Schriver

Staff Present: Victoria Heffernan
Secretary-Treasurer Grant
Janet Newall
Nicole Newton
Nathan Proctor

1. MEETING DETAILS

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Chair Martin called the meeting to order at 5:02 p.m.

3. CONFIRMATION OF AGENDA

Moved by Sherry Hamilton

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

Moved by Joel Schriver
Seconded by Sandra Arthur

BE IT RESOLVED THAT the Committee of Adjustment approve the minutes of the March 25, 2025 Committee of Adjustment meeting.

CARRIED

6. HEARING D10-CHR-09/10/11-25 **DEFERRED**

File Number:

- D10-CHR-09-25
- D10-CHR-10-25
- D10-CHR-11-25

Location: 14300 Little Lake Road

7. HEARING D10-VOS-05/06/07-25

File Number: D10-VOS-05/06/07-25

Location: Concession Road 1 W (Vacant)

7.a Notice of Public Hearing

Planning staff to confirm how notice was provided.

Manager of Planning, V. Heffernan confirmed that notice was given in accordance with *The Planning Act*, circulated to all applicable agencies, all adjacent landowners within 60 meters with 14 days notice, posted on the Township social media and website.

7.b Report from Manager of Planning & Development, PLAN-20-25

Planning staff to confirm how notice was provided.

Manager of Planning, V. Heffernan provided the background, purpose and effect of the application(s) as outlined in the planning Report, PLAN-20-2025.

Manager of Planning, V. Heffernan outlined the environmentally sensitive areas on the property and the natural heritage

evaluation that was completed and submitted with the applications. Drainage watercourse on property is small.

7.c Review of Comments Received from the Public and Agencies

Planning staff to give overview of comments provided.

Manager of Planning, V. Heffernan outlined the comments received from the agencies to date, as attached.

7.d Questions from the Members of the Committee of Adjustment

Member Ed Van Egmond - Questioned a well being drilled on the first lot to the West prior to approval. Manager of Planning, V. Heffernan advised that the Township is not the approval authority for wells and drinking water.

Member Sherry Hamilton - Question on the lots not meeting frontage. Manager of Planning, V. Heffernan - Lots that are being created are currently zoned Rural and will need a rezoning for minimum frontage requirement frontage of Rural Residential.

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

Robert Black, Resident of Concession Road 1 W - Provided a letter of opposition to the applications, *as attached*.

7.f Applicant or Agent Comments

Randy Voskamp, Applicant - Confirmed the well drilled will be on his own retained land - even if there is no approval.

7.g Motions with Respect to the Disposition of the Hearing

Moved by Joel Schriver

Seconded by Ed Van Egmond

BE IT RESOLVED THAT based on the information available at the time of this report, application D10-VOS-05-25 be approved.

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

1. That all taxes be paid in full to the satisfaction of the Township Treasurer.
2. That a Reference Plan (survey that is registered) be completed and a digital copy (in .dwg format) and a hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment. A draft copy of the Reference Plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey.
3. Rezoning of the severed and retained lands to the satisfaction of the Township of Cramahe.
4. That a copy of the draft transfer/deed for the severed lots are submitted to the Secretary-Treasurer.
5. That the reference plan illustrates a minimum road widening of 10.06 metres (33 feet) from the centerline of roadway along the frontage of the severed and retained parcels. The road widening must also be free and clear of all encumbrances and deeded to the Township of Cramahe. All costs shall be borne by the applicant. Should the road widening be deemed unnecessary by the Township of Cramahe's Public Works Department, the Public Works Department shall provide a signed document stating that the road widening is not required at this time.
6. That the applicant applies for and installs an entrance on each of the severed and retained lots to the satisfaction of the Township of Cramahe. All costs shall be borne by the applicant. Should an entrance permit be deemed unnecessary by the Township of Cramahe's Public Works Department, the Public Works Department shall provide a signed document stating that the entrance is not required to be applied for at this time.
7. A copy of the Scoped Natural Heritage Evaluation, prepared by Oak Ridge Environmental Ltd. (ORE) (Project No.: 24-3426) is to be submitted to the Ministry of the Environment, Conservation and Parks (MECP) – Species-at-Risk Branch. An assurance letter, acknowledging that the proposed mitigation measures are appropriate to accommodate the proposed

development, is to be requested and submitted to the Township to the satisfaction of Staff.

CARRIED

Moved by Ed Van Egmond

Seconded by Sherry Hamilton

BE IT RESOLVED THAT based on the information available at the time of this report, application D10-VOS-06-25 be approved.

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

1. That all taxes be paid in full to the satisfaction of the Township Treasurer.
2. That a Reference Plan (survey that is registered) be completed and a digital copy (in .dwg format) and a hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment. A draft copy of the Reference Plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey.
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CARRIED

Moved by Ed Van Egmond

Seconded by Joel Schriver

BE IT RESOLVED THAT based on the information available at the time of this report, application D10-VOS-07-25 be approved.

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

1. That all taxes be paid in full to the satisfaction of the Township Treasurer.
2. That a Reference Plan (survey that is registered) be completed and a digital copy (in .dwg format) and a hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment. A draft copy of the Reference Plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey.
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CARRIED

8. ADJOURNMENT

Moved by Sandra Arthur

Seconded by Joel Schriver

BE IT RESOLVED THAT the Committee of Adjustment adjourn the meeting at 5:25 p.m.

CARRIED

Mayor

Clerk



**Township of Cramahe
Notice of a Hearing of the Committee of Adjustment
Application for Consent**

Application(s):	D10-COC-04-25 & D10-COC-12-25
Owner/Agent:	Josh Cochrane
Civic Address:	280 Bellamy Road
Legal Description:	Concession 1, Part of Lot 19 As in NC29223; Except Parts 1 & 2 on RP 38R12871
Roll Number:	1411 011 020 11000

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of Cramahe has received a complete application for consent (severance) and is notifying the public in accordance with Section 53 of the *Planning Act*.

Public Hearing:

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday May 27 at 5:00 p.m.** If you wish to participate in the Public Hearing, you may do so by attending in person at the Keeler Centre, 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.

Meeting ID: 830 0804 4916

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/83008044916>

You may also provide feedback through the Let's Talk Cramahe forum at www.LetsTalkCramahe.ca

Purpose and Effect of the Consent

The applicant is seeking approval for severance (D10-COC-04-25) for the creation of one new building lot. As well as a lot line adjustment (D10-COC-12-25) to grant a small portion of land to the abutting landowner to the North.

The severed and retained lands dimensions are as follows:

Lot	Frontage	Area	Structures
Lot Addition	7 metres	0.0307 Ha (307 m ²)	None
Benefitting (334 Bellamy Road)	49.60 metres	0.50 Ha	Single family dwelling
Lot 1 (New building lot)	83.57 metres	1.19 Ha	None
Retained (280 Bellamy Road)	501.13 metres	8.78 Ha	Single family dwelling and detached garage

The lot addition (parcel to be transferred to 334 Bellamy Road) has an area of 0.0307 hectares with 7 metres of frontage along Bellamy Road. The benefitting parcel (334 Bellamy Road) has an area of 0.50 hectares and 49.60 metres of frontage along Bellamy Road and currently contain a single-family dwelling. The severed lands have an area of approximately 1.19 hectares with approximately 83.57 metres of frontage along Bellamy Road and are proposed as a new vacant building lot. The retained lands have an area of approximately 8.78 hectares with 501.13 metres of frontage along Bellamy Road and currently contain a single-family dwelling and detached garage.

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 consent. 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) 355-3430. 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 Committee of Adjustment 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 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 public meeting or made written representation and who has filed with the Clerk a written request for Notice of the Decision.

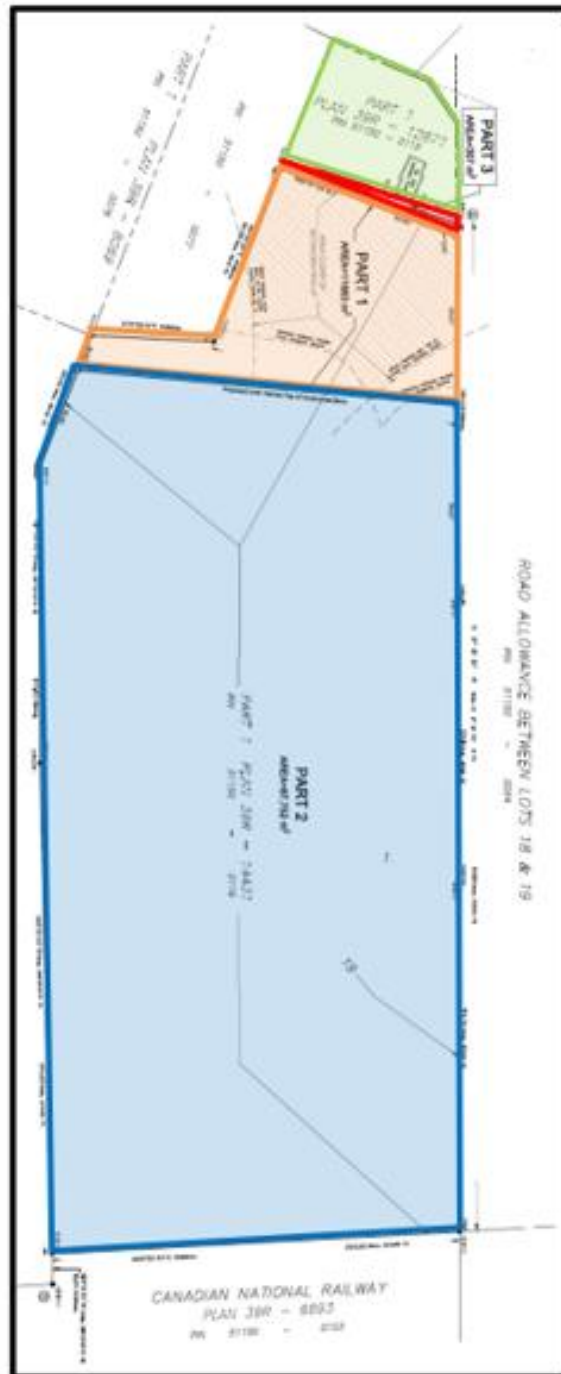
Additional Information

Additional information relating to the proposed consent is available for inspection on the Township website. A copy of this notice is also available at the Township Office.

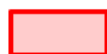
Dated at the Township of Cramahe this 25th day of April 2025.

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

Consent D10-COC-04-25 & D10-COC-12-25
Part of Lot 19, Concession 1
Key Map



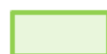
Legend:



Lot Addition



Lot 1
(New Building Lot)



Benefitting
(334 Bellamy Road)



Retained
(280 Bellamy Road)



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 18, 2025

LTC File No. PL-25-039

Krista Metcalfe
Planning Coordinator
Township of Cramahe

**RE: Application for Consent – RFA PLANNING CONSULTANT INC. for COCHRANE & MCGRATH
280 Bellamy Road, Township of Cramahe, Northumberland County
Concession 1, Part Lot 19
Application No: D10-COC-04-25**

Dear Krista,

Lower Trent Conservation (LTC) is in receipt of the above noted application, which was circulated to our office on March 7, 2025, for review and comment. We understand that the purpose of the consent application is to sever 1.22 hectares of vacant land for future residential purposes, retaining 8.99 hectares of land developed with a dwelling and detached accessory structure.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Notice of a Hearing of the Committee of Adjustment, dated March 7, 2025;
- Copy of Application for Consent;
- Planning Rationale prepared by RFA Planning Consultant Inc., dated January 25, 2025;
- Environmental Impact Study prepared by Cambium Inc., dated November 11, 2024;
- Draft Plan of Survey by Monument-Urso Surveying Ltd.

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: the agent has been 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 or formal clearance from LTC may be required for development and/or site alteration prior to the commencement of any on-site work on both resultant parcels. Landowner(s) will need to contact LTC to confirm permitting requirements and restrictions.

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

Refer to the following sections for context.

SITE CHARACTERISTICS

Existing mapping indicates that the subject property contains the Spencer Point Provincially Significant Wetland (PSW), field-verified wetlands, unevaluated wetlands, and a Lake Ontario tributary stream.

Portions of the subject lands are situated within areas that are 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 Provincially Significant Wetland in the Township of Cramahe Official Plan and zoned Special Rural 240 (RU-240) Zone and Environmental Conservation (EC) 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*;
 - c) *hazardous sites*.
 - 5.2.3 *Development* and *site alteration* shall not be permitted within:
 - d) a *floodway*...
- Floodplain mapping is not currently available for the Lake Ontario tributary stream Creek and as such, the extent of potential flooding on the property that may be associated with these watercourses are unknown. Based on our review of the characteristics of the 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, wetlands and a watercourse are present on the subject lands.
In accordance with Section 28(1) of the *Conservation Authorities Act*, no person shall:
 - 1) Straighten, change, divert or interfere in any way with the existing channel or a river, creek, stream or watercourse, or change or interfere in any way with a wetland; OR
 - 2) 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.
- 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. This area is intended to remain as a natural vegetated buffer area to mitigate impacts of adjacent development and activities on the hydrologic function of the wetland.

There appears to be sufficient room on the proposed severed lands to situate a residential envelope outside of regulated features and areas.

- It is important to note that the *Conservation Authorities Act* and Ontario Regulation 41/24 are text-based legislation. This means that if a feature or area exists on the landscape that meets the description of a regulated feature or area in the Regulation, it is subject to the Act and Regulation regardless of whether it is included in the LTC screening mapping. Similarly, if a feature has been demonstrated to *not* meet the definition, it would *not* be regulated.

LTC staff did a cursory review of the Environmental Impact Study (EIS) prepared by Cambium Inc. and dated November 11, 2024. It is important to note that the report did not include soils information, which is required for wetland identification under the regulation. Specific to the proposal, the report appears to identify portions of mapped wetland north of the berm as upland communities but has not included specific vegetation and soils information from the area being 'removed' from wetland mapping. The more conservative wetland mapping will be used by LTC for determination of the regulatory limit until such a time that site-specific information is provided to substantiate the updated mapping. However, as noted above, there appears to be sufficient space for development outside of the features and setbacks.

- **Any proposed development activities on the severed or retained lands will require a formal clearance letter or permit from our office.**
- 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.
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 do apply to the subject lands. A permit or formal clearance from LTC would be required prior to any development activities taking place on either resultant parcel (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

280 Bellamy Road
Cramahe
Con 1, Lot 19

Legend

 O.Reg. 41/24 Screening Area

 Parcels

Water


 Stream

 Virtual Flow Connector


Wetlands (MNRF)


 Unevaluated wetland


 Evaluated wetland (PSW)

 Evaluated wetland (non-PSW)

Field Verified Wetland

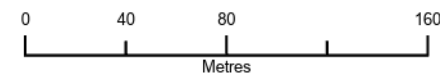
 Yes (Present)

 No (Not Present)

 Potential (Desktop ID)

Flood & Erosion Lines

 Floodlines



Map produced by Lower Trent Conservation

Includes material Copyright 2025 Queen's Printer for Ontario

Note: Property lines shown on this map are approximate only and may be an inaccurate representation of the legal property limits. A legal survey is required to define the legal property limits.



LOWER TRENT
CONSERVATION

User: communications3

March 7, 2025 1:17 PM

From: [LANDUSEPLANNING](#)
To: [Krista Metcalfe](#)
Subject: Cramahe - 280 Bellamy Road - D10-COC-04-25
Date: Wednesday, May 21, 2025 11:03:48 AM

CAUTION: External E-Mail

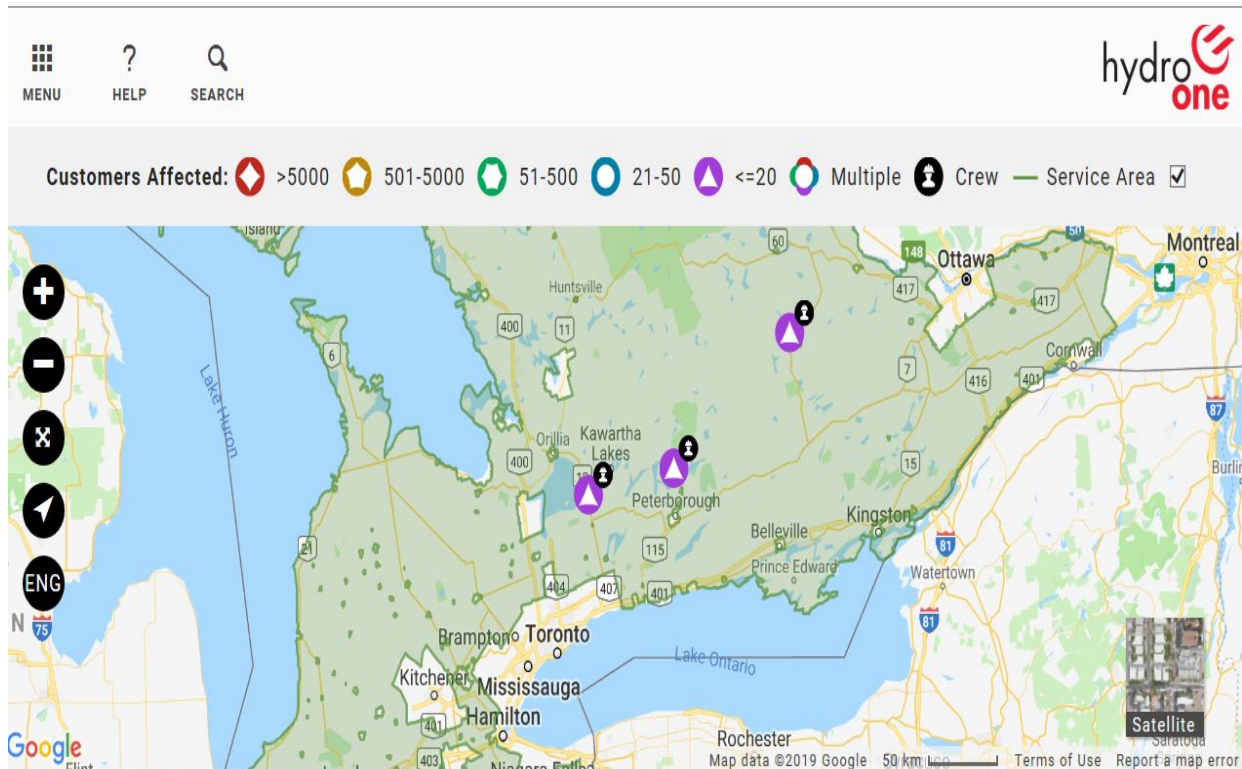
Hello,

We are in receipt of your Application for Consent, D10-COC-04-25 dated 2025-04-25. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

From: [Technical Services](#)
To: [Krista Metcalfe](#)
Subject: RE: D10-COC-04-25
Date: Friday, March 7, 2025 1:20:53 PM
Attachments: [image001.png](#)

CAUTION: External E-Mail

Krista

Good afternoon.

Lakefront Utilities (Electric) has no comments as this project is in Hydro One's service territory.

Thanks,
Christopher

From: Krista Metcalfe <kmetcalfe@cramahe.ca>
Sent: March 7, 2025 12:22 PM
To: circulations@wsp.com; yearwooda@northumberland.ca; LandUsePlanning@HydroOne.com; planning@ltc.on.ca; jeannette_thompson@kprdsb.ca; kevhickey@pvnccdsb.on.ca; notifications@enbridge.com; Cramahe WTP <wwt@cramahe.ca>; Nathan Proctor <nproctor@cramahe.ca>; circulations@mmm.ca; Executivevp.lawanddevelopment@opg.com; planninganddevelopment@bell.ca; Technical Services <technicalservices@lusi.on.ca>; Matt Halmasy <mhalmasy@cramahe.ca>; Tim Gilligan <tgilligan@cramahe.ca>; Nicole Newton <nnewton@cramahe.ca>; kensitn@northumberland.ca; tjc@designplan.ca; Heather McColl <Heather@cramahe.ca>; Real_EstateCanada@cpr.ca; proximity@cn.ca
Subject: D10-COC-04-25

Good afternoon,

Attached you will find the Notice of Complete Application and Public Meeting for consent file D10-COC-04-25. If you could kindly have comments to me by no later than March 19th by 5pm that would be appreciate.

Kind Regards,

Krista Metcalfe

Krista Metcalfe,
Planning Coordinator

Township of Cramahe

1 Toronto Street, Box 357

Colborne, ON,

K0K 1S0

Phone: 905-355-2821 ext 227

Email: kmetcalfe@cramahe.ca



**** Please note our change in office hours - Monday to Thursday 8:30am - 5:00pm, Friday 8:30am - 12:30pm ****

From: [Jeannette Thompson](#)
To: [Krista Metcalfe](#)
Subject: Re: D10-COC-04-25 & D10-COC-12-25
Date: Monday, May 5, 2025 9:42:08 AM
Attachments: [Outlook-p4rzpmkd.png](#)

CAUTION: External E-Mail

Hello Krista –

Thank you for circulating the notice of consent to sever applications D10-COC-04-25 & C10-COC-12-25. Please accept this as a formal response from Kawartha Pine Ridge District School Board (KPRDSB). KPRDSB has reviewed the applications and has not identified any concerns or issues related to our mandate with the proposal.

Thank you for the opportunity to comment.

Kind Regards,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP

Manager, Planning Services

Kawartha Pine Ridge District School Board

1994 Fisher Drive Peterborough, ON K9J 6X6

705.742.9773 x 2169 | 1.877.741.4577 x 2169

www.kprschools.ca

Excel in Learning | Succeed in Life | Enrich Community

EMAIL CONFIDENTIALITY NOTICE: This email may be privileged or confidential and is intended solely for the above-named recipient(s). If you are not the intended recipient, please delete this email and notify the sender. Any unauthorized copying, distribution, or other use of the information contained in this email is prohibited.

From: Krista Metcalfe

Sent: Friday, April 25, 2025 11:01 AM

To: circulations@wsp.com; yearwooda@northumberland.ca;
LandUsePlanning@HydroOne.com; planning@ltc.on.ca; Jeannette Thompson;
kevhickey@pvnccdsb.on.ca; notifications@enbridge.com; Cramahe WTP; Nathan Proctor;
circulations@mmm.ca; Executivevp.lawanddevelopment@opg.com;
planninganddevelopment@bell.ca; technicalservices@lusi.on.ca; Matt Halmasy; Tim Gilligan;
Nicole Newton; kensitn@northumberland.ca; tjc@designplan.ca; Heather McColl;
Real_EstateCanada@cpr.ca; proximity@cn.ca

Subject: D10-COC-04-25 & D10-COC-12-25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached you will find a Notice of Complete Application and Public Meeting for files D10-COC-04-25 & D10-COC-12-25. This file is a Lot Line Adjustment along with a severance for the creation of a new lot. You were previously circulated on this application prior to the lot line adjustment proposal. This file is set to go before the Committee on Tuesday May 27th, we would kindly request comments by Friday May 16th.

Kind Regards,

Krista Metcalfe

Krista Metcalfe,
Planning Coordinator

Township of Cramahe
1 Toronto Street, Box 357
Colborne, ON,
K0K 1S0
Phone: 905-355-2821 ext 227
Email: kmetcalfe@cramahe.ca



**** Please note our change in office hours - Monday to Thursday 8:30am - 5:00pm, Friday 8:30am - 12:30pm ****



May 20, 2025

(Sent by Electronic Mail)

Victoria Heffernan, B.Sc.
Manager of Planning
Township of Alnwick/Haldimand
10836 County Road 2, P.O. Box 70
Grafton, Ontario K0K 2G0

RE: County Review of Consent Applications D10-COC-04-25 & D10-COC-12-25

Applicant: Joshua Cochrane
Location: 280 Bellamy Road
(Concession 1, Part Lot 19)
Municipality: Township of Cramahe
County File: D10-08-CR25

Proposal: The purpose of Consent application D10-COC-04-25 is to create a rural residential building lot of approximately 1.19 hectares (ha) or 2.94 acres (ac). The purpose of Consent application D10-COC-12-25 is to sever and convey approximately 0.0307 ha (0.076 ac) of land from the retained lot to the abutting north benefitting lot (334 Bellamy Road). The retained lands propose a lot area of approximately 8.78 ha (21.70 ac) and are encompassed by the Spencer Point Provincially Significant Wetland, woodlands, and a watercourse. The resultant lots would maintain frontages and vehicular entrance from Bellamy Road.

The subject lands are zoned Rural Exception 240 (RU-240) Zone and Environmental Conservation (EC) Zone and designated Rural and Provincially Significant Wetland in the Township of Cramahe Official Plan.

Background: On March 7, 2025, Consent application D10-COC-04-25 was first circulated to County Planning for review and comment. In addition to the Spencer Point Provincially Significant Wetland (PSW) being present on the subject lands, Cambium prepared an Environmental Impact Study (EIS) dated November 11, 2024, that identified additional wetland. Due to the large building envelope on the proposed severed parcel (D10-COC-04-25), Lower Trent Region Conservation Authority (LTRCA) did not have any concerns with the application, but noted that a clearance letter would be required to proceed with development. The EIS also conducted a Species-at-Risk Assessment, which must be reviewed and an assurance letter prepared by the Ministry of the Environment, Conservation and Parks (MECP) Species-at-Risk Branch (SARB) prior to final approval.

Cambium also identified a drainage feature on the proposed severed lands (D10-COC-04-25). LTRCA has requested clarification from the environmental consultant to determine if this feature meets the definition of watercourse under Ontario

Consent (Land Division) Applications – D10-COC-04-24 & D10-COC-12-25

Regulation 41/24. LTRCA requires this information before the issuance of a clearance letter and/or permit for any site grading or development activities.

County and Provincial Review: The Northumberland County Official Plan (County OP) dual designates the property as “Rural Areas” and “Environmental Protection Areas.” The Provincial Planning Statement (PPS) and the County OP support residential lot creation in Rural Areas, provided that the site conditions are suitable for appropriate sewage and water services and will not adversely impact agricultural operations, as well as the following key consideration:

- *Archaeology:* The property has not been intensively and/or extensively disturbed and contains a Provincially Significant Wetland (PSW) and is located within 300 metres of a watercourse. As such, the Township should consider that the applicant hires an Archaeologist to prepare an Archaeological Site Assessment report(s). The report(s) should be submitted to the Ministry of Citizenship and Multiculturalism. The Township should also receive a copy of the Ministry’s letter acknowledging that the report was prepared in accordance with the *Ontario Heritage Act* and added to its registry.

Within Environmental Protection Areas, the PPS and the County OP prohibits development and site alteration within Provincially Significant Wetlands (PSW). As stated above, the property is regulated by LTRCA due to the presence of a watercourse and wetlands. Provided that the proposed development maintains adequate setbacks and mitigation measures from the PSW to the satisfaction of the Township of Cramahe, LTRCA and MECP SARB, consistency and conformity with the PPS and the County OP would be achieved.

County Services: The following internal agencies were circulated for comments:

- *Public Works:* No comments since the development will not have any adverse impacts on nearby County roads or infrastructure.
- *Inspection Services:* No concerns, however prior to the issuance of a building permit, a sewage system permit is required to serve any new dwelling.

Conclusion: County Planning has no objection to the proposed severances provided that the applicant can demonstrate to the satisfaction of the Township of Cramahe, LTRCA and MECP SARB that the proposed development will not create any adverse impacts on the natural heritage features on site. Prior to any development of the proposed severed parcels, the future owners will be required to obtain clearance and/or a permit from LTRCA.

County Planning also recommends that the applicant prepare and submit an Archaeological Site Assessment to the Ministry of Citizenship and Multiculturalism for filing into its registry in accordance with the *Ontario Heritage Act*.

May 20, 2025

Consent (Land Division) Applications – D10-COC-04-24 & D10-COC-12-25

Please feel free to contact me at anastasioa@northumberland.ca or by phone at (905) 372-3329 ext. 6296 should you have any questions related to this matter.

Sincerely,



Ashley Anastasio, RPP, MCIP
Senior Planner, Land Use Planning

Copy: Monique Charette, Ministry of the Environment, Conservation and Parks
Kim Stephens, Lower Trent Region Conservation Authority
Ashley Yearwood, Manager of Land Use Planning
David Metcalfe, Manager of Waste Operations, Public Works
Peter Deshane, Manager of Infrastructure, Public Works
Preston Parkinson, Development & Infrastructure Project Manager, Public Works
Katie Bruinsma, Traffic & Right-of-Way Management Supervisor



**Township of Cramahe
Notice of a Hearing of the Committee of Adjustment
Application for Consent**

Application(s):	D10-MIE-13-25
Owner/Agent:	Jesse Miedema
Civic Address:	374 County Road 27
Legal Description:	Concession 9, Part of Lot 27
Roll Number:	1411 011 040 05300

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of Cramahe has received a complete application for consent (severance) and is notifying the public in accordance with Section 53 of the *Planning Act*.

Public Hearing:

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday May 27th at 5:00 p.m.** If you wish to participate in the Public Hearing, you may do so by attending in person at the Keeler Centre, 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.

Meeting ID: 830 0804 4916

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/83008044916>

You may also provide feedback through the Let's Talk Cramahe forum at www.LetsTalkCramahe.ca

Purpose and Effect of the Consent

The applicant is seeking the approval for severance for the creation of one new building lots.

The severed and retained lands dimensions are as follows:

Lot	Frontage	Area	Structures
Retained	217 metres	37 Ha	Agricultural buildings
Lot 1	189.9 metres	1.13 Ha	Surplus farm dwelling and accessory structures

The retained lands have an area of approximately 37.0 hectares with approximately 217 metres of frontage along County Road 27 and currently contain buildings for agricultural operation. The severed lands have an area of approximately 1.13 hectares with approximately 189.9 metres of frontage along County Road 27 and contain a single-family dwelling and accessory structures surplus to farming operation

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 consent. 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) 355-3430. 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 Committee of Adjustment 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 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 public meeting or made written representation and who has filed with the Clerk a written request for Notice of the Decision.

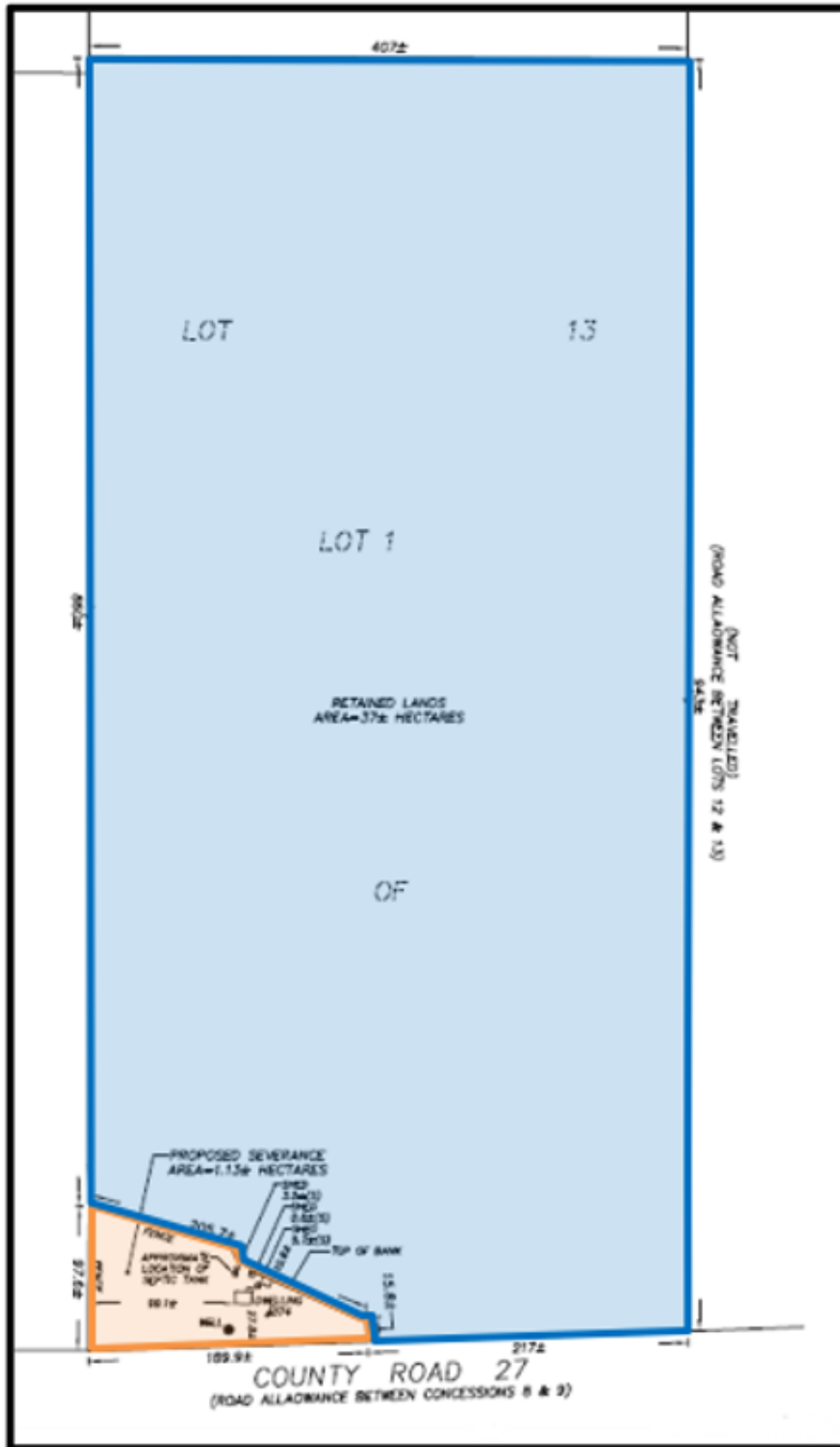
Additional Information

Additional information relating to the proposed consent 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 28 day of April 2025.

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

**Consent D10-MIE-13-25
Concession 9 S., Part of Lot 27
Key Map**





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

May 15, 2025

LTC File No. PL-25-071

Victoria Heffernan
Manager of Planning and Development
Township of Cramahe

RE: Application for Consent – CLARK for MIEDEMA FARMS INC
374 County Road 27, Township of Cramahe, Northumberland County
Concession 9, Part Lot 13
Application No: D10-MIE-13-25

Dear Victoria,

Lower Trent Conservation (LTC) is in receipt of the above noted application, which was circulated to our office on April 28, 2025 for review and comment. We understand that the purpose of the consent application is to sever a 1.13 hectare developed lot with a dwelling and accessory structures that is surplus to the farm operation. Approximately 37 hectares of land developed with agricultural buildings will be retained.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Notice of a Hearing of the Committee of Adjustment, dated April 28, 2025;
- Planning Justification Report by Clark Consulting Services, dated April 2025;
- Copy of Application for Consent, deemed completed April 22, 2025; and,
- Severance Sketch by IBW Surveyors, dated March 3, 2025.

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 provided that site-specific zoning be implemented (e.g., Holding symbol or exception zone) on the severed lands which requires a slope stability/erosion hazard assessment prior to any future development proposals to ensure activities take place outside of *hazardous lands* and their associated access setbacks.

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 on both resultant lots prior to the commencement of any on-site work. Landowner(s) will need to

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

contact LTC to confirm permitting requirements and restrictions.

Refer to the following sections for context.

SITE CHARACTERISTICS

Existing mapping indicates that the subject property contains two tributaries of Salt Creek. The southernmost tributary is within a considerable stream valley.

Portions of the subject lands are therefore situated within areas that are 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 Agriculture in the Township of Cramahe's Official Plan and zoned Agriculture (A) Zone and Environmental Protection (EP) 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*;
 - 5.2.3 *Development* and *site alteration* shall not be permitted within:
 - d) a *floodway*...
- Floodplain mapping is not currently available for the mapped tributaries of Salt Creek and as such, the extent of potential flooding on the property that may be associated with these watercourses are unknown. Based on our review of the characteristics of the watercourse and the contributing drainage areas, engineered floodplain mapping would not be warranted to define the flooding hazard.
- LTC attended the site visit on August 20, 2024. A considerable stream valley with steep slopes in locations was observed surrounding the stream to the rear of the dwelling. The approximate apparent top of valley slope is depicted in the consent sketch. It is important to note that the apparent top of valley does not necessary reflect the stable top of valley due to the slope characteristics, and the *erosion hazard* may therefore be more extensive.

Due to the proximity of the existing dwelling, septic and accessory structures to the stream valley, the location of the lot lines appears to have been situated with consideration for the hazard. It does not appear to be possible for the *development* (i.e., lot creation) to take place entirely outside of the *erosion hazard*.

LTC recommends that site-specific zoning (e.g., Holding symbol or Exception Zone) be applied to the severed lands which requires a slope stability/erosion hazard assessment prior to any future development proposals to ensure activities take place outside of *hazardous lands* and their associated access setbacks.

- **It is the opinion of LTC that this application can be considered consistent with Section 5.2 of the PPS, provided that site-specific zoning is applied which prohibits future development on the severed lands in the absence of a slope stability/erosion hazard assessment.**

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, tributaries of Salt Creek and their stream valleys are present on the subject lands.

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

- 1) Straighten, change, divert or interfere in any way with the existing channel or a river, creek, stream or watercourse, or change or interfere in any way with a wetland; OR
- 2) 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 any wetlands 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 important to note that not all features or areas described in Ontario Regulation 41/24 have been mapped in the LTC watershed and included in our screening mapping. The *Conservation Authorities Act* and Ontario Regulation 41/24 are text-based legislation. This means that if a feature or area exists on the landscape that meets the description of a regulated feature or area in the Regulation, it is subject to the Act and Regulation regardless of whether or not it is included in the LTC screening mapping.

In the case of the subject lands, the regulated area associated with the stream valley is not fully reflected in the regulatory screening mapping due to the depth and slopes of the valley.

A site assessment was undertaken to confirm whether the vegetation communities within the southern stream valley met the definition of a wetland. No wetlands were observed in this portion of

the valley. Other areas of stream valley on the subject lands were not investigated, and aerial imagery suggests wetland vegetation may be present.

- Any proposed agricultural expansion on the retained lands, or development activities near the agricultural buildings, would need to be reviewed by our office for regulatory conformity.

An entrance is existing for the retained lands. Any activities to upgrade or modify the entrance would be subject to stream valley, erosion hazard, and watercourse crossing policies.

- LTC acknowledges that the dwelling, septic, and accessory structures on the proposed severed lands are to the south of the apparent top of stream valley. However, given the steep slope of the valley lands, they may be within the erosion hazard (i.e., the stable top of slope may be further south than some of the structures). LTC is not requiring a relocation of the structures or septic.

However, LTC recommends that site-specific zoning be put in place to require a slope stability/ erosion hazard assessment if any future development activities are proposed on the severed lands, to ensure they are outside of the hazard and associated access setback. Access permission on the retained lands will need to be obtained to undertake this assessment.

There appears to be considerable space in the southwestern field where future development activities could be situated with consideration for the hazard.

Any future development activities on the proposed severed lands will require a permit or formal clearance from LTC.

- Landowner(s) are encouraged to contact LTC to discuss this matter directly if they have any questions or concerns. It is anticipated that the municipality will share these comments with the agent and 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.
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, provided that site-specific zoning is put in place to prohibit additional activities on the severed lands in the absence of a slope stability assessment;
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 either resultant parcel (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, subject to the zoning noted above. 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

From: [Matt Halmasy](#)
To: [Krista Metcalfe](#)
Subject: Re: D10-MIE-13-25
Date: Wednesday, April 30, 2025 9:44:15 AM
Attachments: [Outlook-tso4ics5.png](#)

No comments

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

From: Krista Metcalfe <kmetcalfe@cramahe.ca>
Sent: Monday, April 28, 2025 3:15:29 PM
To: circulations@wsp.com <circulations@wsp.com>; yearwooda@northumberland.ca <yearwooda@northumberland.ca>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; planning@ltc.on.ca <planning@ltc.on.ca>; jeannette_thompson@kprdsb.ca <jeannette_thompson@kprdsb.ca>; kevhickey@pvnccdsb.on.ca <kevhickey@pvnccdsb.on.ca>; notifications@enbridge.com <notifications@enbridge.com>; Cramahe WTP <wwt@cramahe.ca>; Nathan Proctor <nproctor@cramahe.ca>; circulations@mmm.ca <circulations@mmm.ca>; Executivevp.lawanddevelopment@opg.com <Executivevp.lawanddevelopment@opg.com>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; technicalservices@lusi.on.ca <technicalservices@lusi.on.ca>; Matt Halmasy <mhalmasy@cramahe.ca>; Tim Gilligan <tgilligan@cramahe.ca>; Nicole Newton <nnewton@cramahe.ca>; kensitn@northumberland.ca <kensitn@northumberland.ca>; tjc@designplan.ca <tjc@designplan.ca>; Heather McColl <Heather@cramahe.ca>; Real_EstateCanada@cpr.ca <Real_EstateCanada@cpr.ca>; proximity@cn.ca <proximity@cn.ca>
Subject: D10-MIE-13-25

Good morning,

Attached you will find a Notice of Complete Application and Public Meeting for file D10-MIE-13-25. This consent file is set to go before the Committee on Tuesday May 27th, we would kindly request comments by Friday May 16th.

Kind Regards,

Krista Metcalfe

Krista Metcalfe,
Planning Coordinator

Township of Cramahe
1 Toronto Street, Box 357
Colborne, ON,
K0K 1S0
Phone: 905-355-2821 ext 227

Email: kmetcalfe@cramahe.ca



**** Please note our change in office hours - Monday to Thursday 8:30am - 5:00pm, Friday 8:30am - 12:30pm ****

From: [Technical Services](#)
To: [Krista Metcalfe](#)
Subject: RE: D10-MIE-13-25
Date: Monday, April 28, 2025 3:58:20 PM
Attachments: [image001.png](#)

CAUTION: External E-Mail

Krista

Good afternoon.

Lakefront Utilities (Electric) has no comments as this project is in Hydro One's service territory.

Regards,
Mark

From: Krista Metcalfe <kmetcalfe@cramahe.ca>
Sent: April 28, 2025 3:15 PM
To: circulations@wsp.com; yearwooda@northumberland.ca; LandUsePlanning@HydroOne.com; planning@ltc.on.ca; jeannette_thompson@kprdsb.ca; kevhickey@pvnccdsb.on.ca; notifications@enbridge.com; Cramahe WTP <wwt@cramahe.ca>; Nathan Proctor <nproctor@cramahe.ca>; circulations@mmm.ca; Executivevp.lawanddevelopment@opg.com; planninganddevelopment@bell.ca; Technical Services <technicalservices@lusi.on.ca>; Matt Halmasy <mhalmasy@cramahe.ca>; Tim Gilligan <tgilligan@cramahe.ca>; Nicole Newton <nnewton@cramahe.ca>; kensitn@northumberland.ca; tjc@designplan.ca; Heather McColl <Heather@cramahe.ca>; Real_EstateCanada@cpr.ca; proximity@cn.ca
Subject: D10-MIE-13-25

Good morning,

Attached you will find a Notice of Complete Application and Public Meeting for file D10-MIE-13-25. This consent file is set to go before the Committee on Tuesday May 27th, we would kindly request comments by Friday May 16th.

Kind Regards,

Krista Metcalfe

Krista Metcalfe,

Planning Coordinator

Township of Cramahe

1 Toronto Street, Box 357

Colborne, ON,

K0K 1S0

Phone: 905-355-2821 ext 227

Email: kmetcalfe@cramahe.ca



**** Please note our change in office hours - Monday to Thursday 8:30am - 5:00pm, Friday 8:30am - 12:30pm ****

From: [Tim Gilligan](#)
To: [Krista Metcalfe](#)
Subject: RE: D10-MIE-13-25
Date: Tuesday, April 29, 2025 10:06:36 AM
Attachments: [image001.png](#)

On County Rd. No concerns from Transportation

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