



**Township of Cramahe Public Meeting
Agenda**

Date: Tuesday, July 8, 2025, 5:00 p.m.
Location: Hybrid Meeting - Keeler Centre
80 Division Street

Pages

1. MEETING DETAILS

Join Zoom Meeting

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

Dial In:

+16475580588,,84223006808# Canada

+17789072071,,84223006808# Canada

Webinar ID:

842 2300 6808

2. STATUTORY PUBLIC MEETING

D14-MIE-10-25

Concession 9 S., Pt Lot 27 (374 Concession Road 27)

2.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 9, Part Lot 27 and are municipally known as 374 Concession Road 27.

2.b Purpose and Effect

This Zoning By-Law Amendment is required as a condition of Provisional Approval of a recent consent that severed a surplus farm dwelling from the surround farmed lands (File No. D10-MIE13-25). The applicant is seeking the approval of a Zoning By-law Amendment to rezone the severed lands from the Agricultural (A) Zone to the Rural Residential (RR) Zone to bring the lands into zoning compliance. The retained lands will be rezoned Agricultural Exception XX (AXX) to prohibit future residential development and the keeping of livestock or an anaerobic digester.

2.c Application and Notice of Public Meeting

1

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

2.d Questions or Comments from Members of Council

2.e Questions or Comments from Members of the Public

2.f Written Comments Received from the Public and Agencies

Public Members

- None Received.

Agency Comments to Date

Enbridge - No Concerns.

Fire Department - No Concerns.

Roads Department - No comment.

3. Adjournment of Public Meeting

PLEASE DO NOT REMOVE ANY PAGES FROM THIS DOCUMENT
PLEASE PRINT LEGIBLY USING BLUE OR BLACK INK



Office Use Only	Submission Date: June 12 th , 2025
File Number: D14- MIE-10-25	Date Deemed Complete:
Roll #: 1411 011 040 05300	Meeting Date:

Application to Amend Zoning By-Law

Complete applications must include all fees. Note: Fees are non-refundable.

For applicable fees (see Attachment 2 page 12)

Incomplete applications will not be accepted and will be returned to the Applicant / Agent.

Pre-consultation Reference #: N/A

- ☐ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see Section 23, page 9)
- ☐ The completed application has been submitted to the Planning Department (a copy of the current deed, a survey for the property and the required sketch).
- ☐ It is acknowledged that a site visit will likely be conducted by members of the Committee of Adjustment, Staff, and/or other agents. By signing below, the owner agrees to allow these agents, staff, committee and/or Council members access to the property in the review of this application. It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
- ☐ It is acknowledged that the members of Council must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
- ☐ If the property is in an area identified by the Source Protection Plan, a Section 59 Notice or Prohibition letter from the Conservation Authority must be submitted with the application.
- ☐ If the property in question is held in joint tenancy, both parties must sign the application in the presence of a Commissioner of Oaths (See Section 24, page 10)
- ☐ If the owner is not the applicant, written authorization to the applicant is required and enclosed. (See Attachment 1, page 11)
- ☐ Ensure that all sections in the application forms are completed.
- ☐ Applicant acknowledges that they will be required to post a sign on the property for a minimum of 20 days prior to the public hearing date.
- ☐ 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.

10/06/2025
Date

[Signature]
Signature of Owner/Agent



**The Corporation of the Township of Cramahe
Application for Amend Zoning By-Law**

As per the Planning Act, as amended, the Municipal Act 2001,
as amended and in accordance with the Provincial regulations.

Instructions to applicant, please read carefully before completing the application.

- A. It is the policy of The Township of Cramahe that an application with applicable fees be submitted for **each** transaction.
To make an application, complete and file one (1) signed original application forms together with one (1) copy of all supporting documents, and one (1) professional sketch depicting the lands subject to the amended Zoning By-Law. The submitted professional sketch must be completed by an Ontario Land Surveyor (OLS).

All supporting documents and sketches can be submitted in digital form.

Note to applicant: All questions (unless otherwise indicated) in the application must be completed in full otherwise the application will not be deemed complete and returned to you. Please mark all irrelevant sections Not Applicable (N/A).

- B. In accordance with the Township of Cramahe's Fees and Charges By-Law, application processing fees apply at the time of submission. (See Attachment 2, Page 12)

To obtain the most up to date fees information contact the Planning Department at:
905-355-2821 ext: 227 or 242

Email:

or visit our website <http://www.cramahe.ca> →Municipal Government →Planning and Land Use→
Planning Fee Schedule

- C. The Undersigned hereby applies to the Township of Cramahe under the Planning Act, as amended for a zoning by-law amendment to the transaction as described, and to the extent set forth in this application.

- D. Please note the application together with any and all documents related thereto are a public record and as such are available for viewing or duplication by the general public.



The Corporation of the Township of Cramahe
Application for Consent

1. Owner and Applicant Information

Complete the information below (please print legibly in blue or black ink)

Owner #1:

Owner #2:

Name: Miedema Farms Inc.
Address: [REDACTED]
City/Postal Code: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Authorized Agent:

Primary Contact:

Name: _____
Address: _____
City/Postal Code: _____
Phone: _____
Email: _____

2. If known, the names and full mailing address of any Mortgagee, Registered Lessees and Encumbrancers:

3. Property Information of Subject Lands:

Legal Description including Lot and Concession: E 1/2 Lot 1 Concession 9
Municipal Address, if applicable: 374 County Rd 27
Assessment Roll Number: 1411 0110400530000000

4. Existing easement/rights-of-ways or covenants:

☐ Yes ☒ No

If Yes, please describe below in detail:

Describe Existing Easement:**5. Dimensions of Lands in Metric Units**

(**MUST** accurately match dimension noted on submitted sketch)

Frontage (m)	189.9m
Depth (m)	97.6 m W side and 15.8 m E side of lot
Total Area (m ² or ha)	1.13ha

6. History of the Subject Land

a) Existing Use(s) (i.e. residential, commercial, etc.) and how long they have been in place:

Agricultural and Rural Residential - in use since 1860s approximately (when house was constructed on farmland)

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

Acquired by Miedema Farms in November 2023

c) Has the subject lands ever submitted an application for a plan of subdivision?

☐ Yes ☒ No

If Yes, specify date and File No.: _____

Status of File: _____

d) If known have the subject lands ever been the subject to other applications under the Planning Act? (i.e. consent, minor variance, zoning amendment, Minister's Zoning Order, or official plan amendment application?)

☐ Yes ☒ No

If Yes, specify date and File No.: _____

Type of application: _____

Status of File: _____

7. Are there existing building(s) or structure(s) including well and septic?

☒ Yes ☐ No

If yes, please provide the following information for each building/structure in metres. (All dimensions below must be included on the sketch)

Type of building(s) / structure(s) including year of construction if known:

Farmhouse constructed in 1860s

3 very small sheds - 3.5m, 0.8m and 5.7m from rear lot line

The setback from:	Metres (m)
Front Lot Line	27.6m
Rear Lot Line	10.6m
Side Lot Line (Indicate direction N,E,S,W)	99.1 m from W lot line
Side Lot Line (Indicate direction N,E,S,W)	79.4m
Building(s) / Structure(s) Height	1.5 storey
Building(s) / Structure(s) Length	8.2m
Building(s) / Structure(s) Width	11.4m
Building(s) / Structure(s) Area	93.5m

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

rural residential

9. Are there proposed building(s) or structure(s) including well and septic?

☐ Yes ☒ No

If yes, please provide the following information for each building/structure in metres. (All dimensions below must be included on the sketch)

Type of building(s)/structure(s):

The setback from:	Metres (m)
Front Lot Line	
Rear Lot Line	
Side Lot Line (Indicate direction N,E,S,W)	
Side Lot Line (Indicate direction N,E,S,W)	
Building(s) / Structure(s) Height	
Building(s) / Structure(s) Length	
Building(s) / Structure(s) Width	
Building(s) / Structure(s) Area	

15. Are any of the following uses or features on the subject lands or within 500 metres?		
Use or Feature:	On Subject Lands	Within 500m
a) Agricultural operation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Wastewater treatment plant	<input type="checkbox"/>	<input type="checkbox"/>
c) Unevaluated or provincially significant wetland	<input type="checkbox"/>	<input type="checkbox"/>
d) Watercourse or shoreline	<input type="checkbox"/>	<input type="checkbox"/>
e) Landfill (active or closed)	<input type="checkbox"/>	<input type="checkbox"/>
f) Active railway line	<input type="checkbox"/>	<input type="checkbox"/>
g) Aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>
h) Natural gas / oil pipeline	<input type="checkbox"/>	<input type="checkbox"/>
i) Hydro easement	<input type="checkbox"/>	<input type="checkbox"/>
j) Industrial or commercial use	<input type="checkbox"/>	<input type="checkbox"/>
Please specify use: _____ _____		
State name(s) of Road(s)		
Is access by water? If Yes, additional information may be required. <input type="radio"/> Yes <input checked="" type="radio"/> No		

Staff or Agent Use
16. Township Official Plan Designation
Severed Land: <u>Agricultural</u>
Retained Land: <u>Agricultural and Environmental Protection</u>
Northumberland County Official Plan Designation
Severed Land: <u>Agricultural Area</u>
Retained Land: <u>Agricultural Area</u>
17. Zoning
Current Zoning: <u>Agricultural (A) + Environmental Conservation (Ec)</u>
Requested Zoning: <u>Rural Residential (RR) (severed) retained remains the same.</u>
18. Is the application consistent with the Provincial Planning Statement (2024)?
<input type="radio"/> Yes <input type="radio"/> No

19. Is the subject land within an area of land designated under the Oak Ridges Moraine Conservation Plan?

☐ Yes ☒ No

If Yes, please specify whether the application conforms to or does not conflict with the Oak Ridges Moraine Conservation Plan _____

20. If the subject lands are within an area where there are pre-determined min/max density or height requirements, please state these requirements. (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):

No

21. If the application is to implement an alternation to the boundary of an area of settlement or to implement a new area of settlement, details of the official plan amendment that deals with the matter:

N/A

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

N/A

23. Required Sketch

The applicant shall attach to this application a professional sketch completed by an Ontario Land Surveyor showing the following:

- ☐ Lot boundaries should be of proportionate depth, width and be of regular shape.
- ☐ The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained.
- ☐ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☐ The approximate distance between the subject land, and the nearest township lot line or landmark, such as a bridge or railway crossing.
- ☐ The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks or rivers or streams, wetlands, 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 use of adjacent lands (i.e. residential, agricultural, commercial, etc.)
- ☐ 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 facility used.
- ☐ The location and nature of any easement affecting the subject land.
- ☐ The boundaries and dimensions of leases, mortgages, etc., existing and being applied for on the subject land and the boundaries and dimensions of any easements, rights-of-way, leases, mortgages, etc., existing or being applied for on the retained land.

Please Note: All dimensions on the submitted sketch are final once Council grants approval.

This application must be submitted to:

The Township of Cramahe
c/o Planning Department
1 Toronto Street,
Colborne, ON
K0K 1S0

Phone: 905-355-2821 ext: 227 or 242

Email: planning@cramahe.ca

24. Affidavit or Sworn Declaration

Note: All applicants shall ensure that a "complete application" under the Planning Act has been made before completing this declaration. Please do not sign until you are witnessed by a commissioner.

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

I, Jesse Miedema, _____
_____ and _____

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

11th day of June, 2025.


Applicant

_____ day of _____, _____.

Applicant

_____ day of _____, _____.

Applicant

_____ day of _____, _____.

Applicant

Commissioner's Use Only


Commissioner of Oaths

Nicole Newton
A Commissioner of Oath and
Affidavits, etc. for the Corporation
of the Township of Cramahe in
the County of Northumberland,
Province of Ontario



This must be completed if an agent is to be authorized to submit the application and to represent the owner. **This form must be signed by the owner.**

Authorization of Owner for Agent to make the application.

Address of Subject Property: _____

Name of Registered Owner(s): _____

Application for Consent (list transaction type): _____

As of the date of this application, I am the registered owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf.

Name of Authorized Agent(s)

Date

Signature of Owner



Please note that the fees below are accurate as of April 1, 2025, and are subject to change. To ensure that you have the most up-to-date application please contact Township of Cramahe Planning Department. (See page 2 Section B. for contact information)

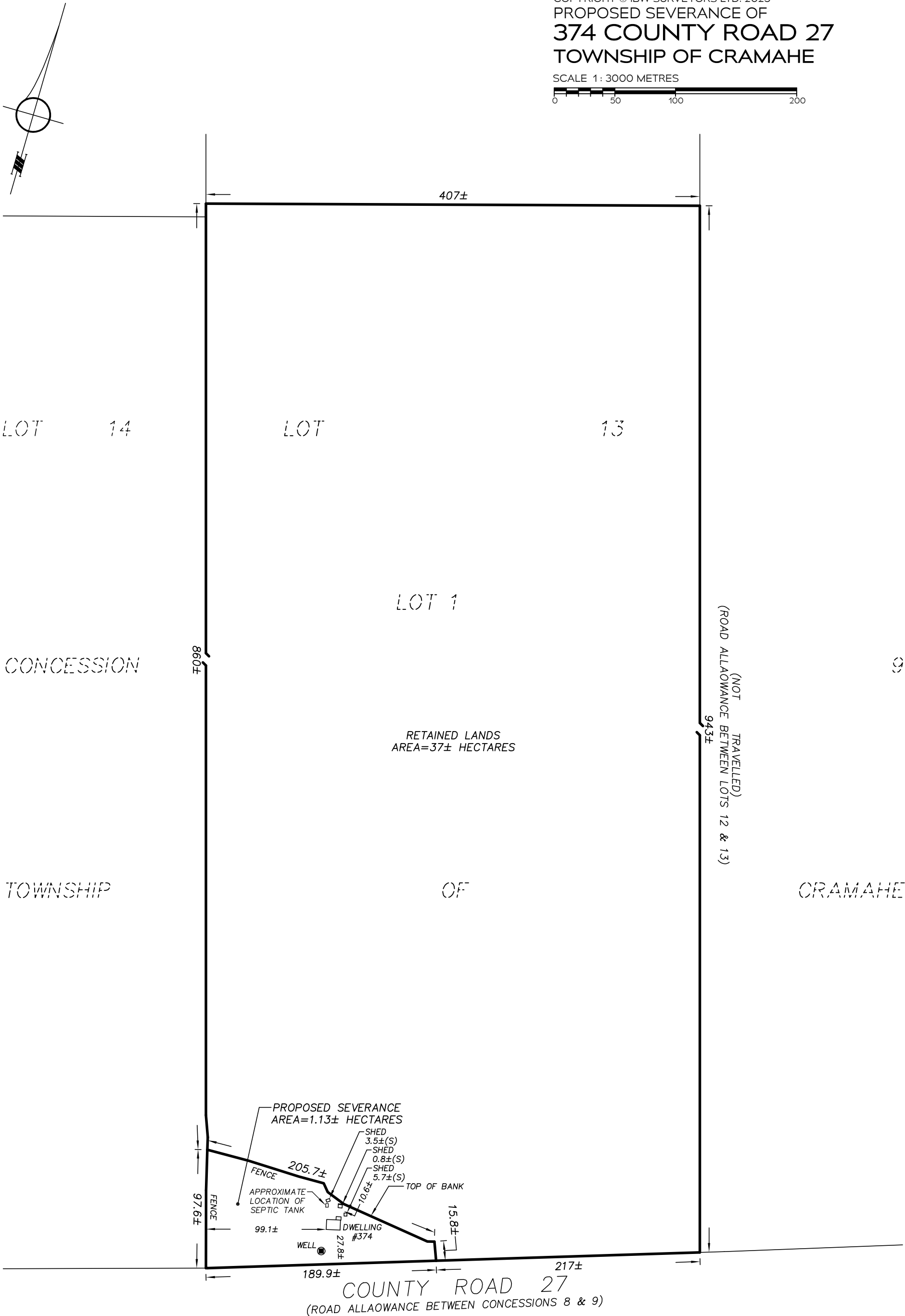
SCHEDULE "C"
To By-law 2022-25
PLANNING DEPARTMENT

CONSENT	
Application Fee	\$1100.00
ZONING BY-LAW AMENDMENT	
Application Fee Standard (Residential)	\$1500.00
Application Fee Standard (Commercial or Industrial)	\$1700.00
Condition of Consent	\$1400.00 X
Removal of Holding	\$500.00
MINOR VARIANCE	
Application Fee	\$800.00
SITE PLAN APPLICATION	
Agreement Application Fee	\$2000.00 + costs
Amendment Application Fee	\$1000.00 + costs
PLAN OF SUBDIVISION (+ Costs)	
Application Fee	\$3750.00
Draft Extension/Revision	\$2000.00
Clearance of Draft Conditions/Final Approval	\$2000.00
Amendment of Conditions	\$2000.00
OFFICIAL PLAN AMENDMENT	
Application Fee	\$3300.00 + costs
PARK LEVY	
Fee when a new buildable lot is created	\$1100.00
MISCELLANEOUS	
Pre-Consultation	\$100.00
Compliance/Clearance Letter	\$80.00
Transmission/Communication Tower	\$500.00
Copy of Official Plan (Printed)	\$100.00
Copy of Zoning By-law (Printed)	\$100.00

NOTE: If any costs are incurred by the Planning Agency for retaining external professionals (ie. Solicitors, hydro geologists, engineers) to assist in the commenting or processing of an application, the associated costs will be directed back to the applicant for full recovery.

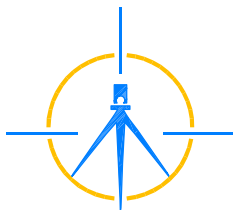
COPYRIGHT © IBW SURVEYORS LTD. 2025
PROPOSED SEVERANCE OF
374 COUNTY ROAD 27
TOWNSHIP OF CRAMAHE

SCALE 1: 3000 METRES
0 50 100 200



DISTANCE NOTES - METRIC
DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.



DRAFT
IBW
SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF:PH	DRAWN:DED	CHECKED:*	PLOT DATE:MARCH 3, 2025	A-052183
FILE: A-052183-SKETCH				



**Notice of a Complete Application & Public Meeting
Concerning a Zoning By-Law Amendment
D14-MIE-10-25**

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-MIE-10-25**.

Public Hearing:

Council will be considering the above noted applications at a public meeting scheduled for **Tuesday July 8th, 2025 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 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.

Meeting 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 374 County Road 27 and are municipally known as Concession 9 S., Part Lot 27, Township of Cramahe (Assessment Roll # 1411 011 040 05300). 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 that severed a surplus farm dwelling from the surround farmed lands (File No. D10-MIE-13-25). The applicant is seeking the approval of a Zoning By-law Amendment to rezone the severed lands from the Agricultural (A) Zone to the Rural Residential (RR) Zone to bring the lands into zoning compliance. The retained lands will be rezoned Agricultural Exception XX (A-XX) to prohibit future residential development and the keeping of livestock or an anaerobic digester.

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 planning@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.

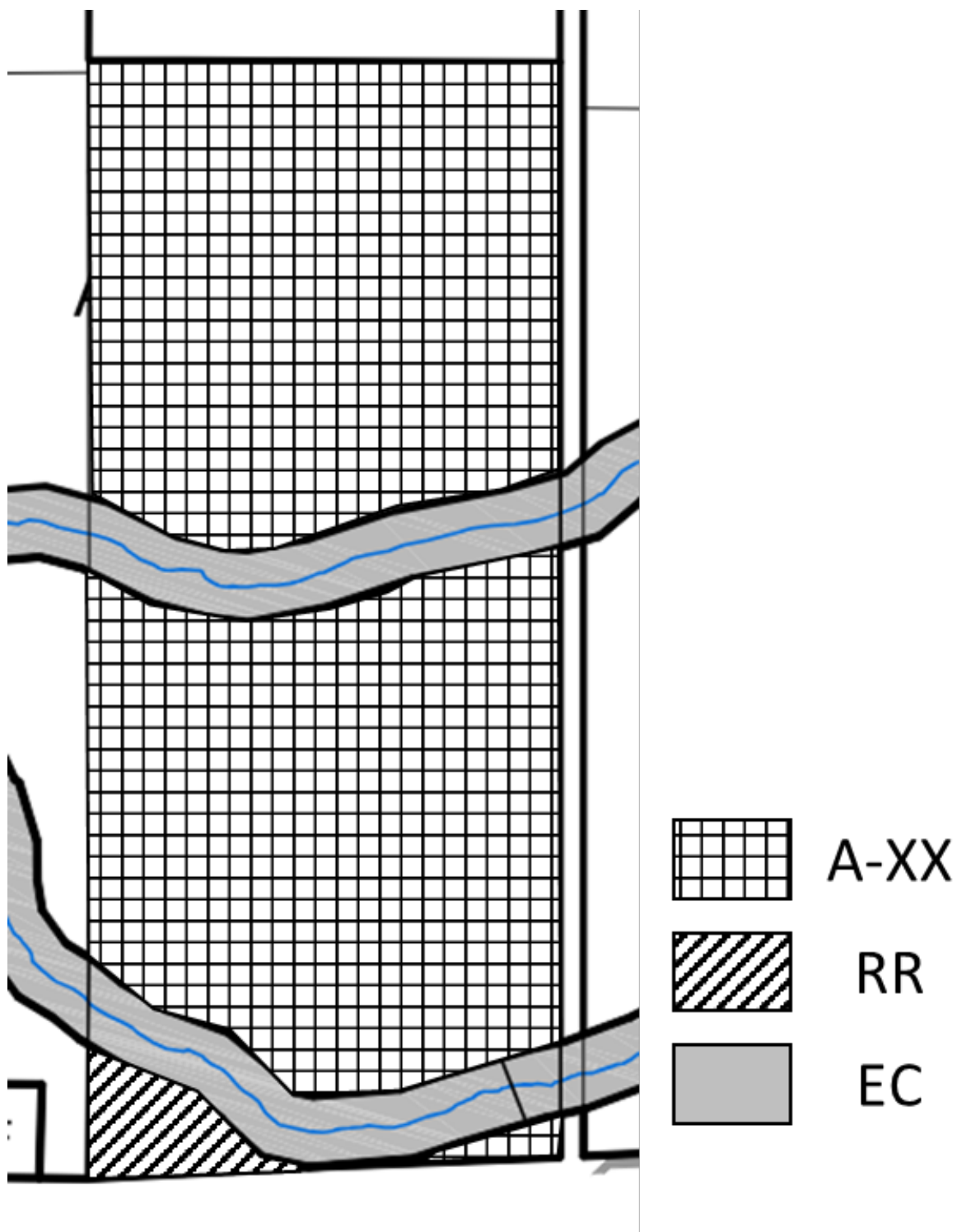
Additional Information

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 16th day of June ,2025.

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

**Zoning By-law Amendment D14-MIE-10-25
Concession 9 S, Part Lot 27
Key Map**



Corporation of the Township of Cramahe

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