



**Township of Cramahe Public Meeting
Agenda**

Date: Tuesday, September 9, 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. 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

File: D14-COC-11-25
280 Bellamy Road

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. This Zoning By-Law Amendment is required as a condition of provisional approval of a recent consent that severed a lot for residential purposes (File No. D10-COC-04-25).

3.b Purpose and Effect

The applicant is seeking the approval of a Zoning By-law Amendment to rezone the severed lands to the Rural Residential (RR) Zone to bring the lands into zoning compliance. The retained lands will be rezoned special Rural XX (RU-XX) to recognize a reduced lot area.

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 the Public and Agencies

3.e Questions or Comments from Members of Council

3.f Questions or Comments from Members of the Public

4. Adjournment of Public Meeting



CORPORATION OF THE TOWNSHIP OF CRAMAHE

Date Received: 7/9/25

File Number: _____

Property Roll No.: 1411 9101102011000

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).
- ☒ 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.

7/9/25
Date

[Signature]
Signature of Owner(s) and/or

Applicant

1.0 Owner Information

1.1 Name(s) Josh Cochrane & Megan McGrath
Mailing Address [REDACTED]
City/Province [REDACTED] Postal Code [REDACTED]
Telephone No. [REDACTED] 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) RFA Planning Consultant Inc.
Mailing Address 211 Dundas Street East
City/Province Belleville Postal Code K8N 1E2
Telephone No. 613-966-9070 Fax No. [REDACTED]
Email Address dale@rfaplanningconsultant.ca

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

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

3.0 Property Description

Township Cramahe Concession No. 1 Lot(s) 19
Registered Plan No. _____ Part(s) _____
Reference Plan No. 39R-14431 Part(s) 1
Address (# & street name, if applicable) 280 Belamy Road
Property Roll Number 1411 01 011020110000

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 501.05 (m) Depth 203.945 (m) Area 9.99 (ha)
Frontage 1643.86 (ft) Depth 669.11 (ft) Area 24.685 (acres)

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

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: Single Detached Dwelling

The setback from:

Front lot line (metres): 50 (Feet): 164

Rear lot line (metres): 130 (Feet): 426

Side lot line (N, S, E or W) (metres): 140 (Feet): 459

Side lot line (N, S, E or W) (metres): 350 (feet): 1148

Height: (metres): 7 (feet): 22.9

Area: (square metres): 350 (square feet): 3770

Dimensions (length): (metres): 23 (feet): 115

Dimensions (width): (metres): 15 (feet): 65

4.5 Proposed use(s) (i.e. residential, commercial, etc.): Rural 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: Single Detached Dwelling

The setback from:

Front lot line (metres): 12.0 (Feet): 39.37

Rear lot line (metres): 12.0 (Feet): 39.37

Side lot line (N, S, E or W) (metres): 6.0 (Feet): 19.69

Side lot line (N, S, E or W) (metres): 6.0 (feet): 19.69

Height: (metres): <11.0 (feet): <36

Area: (square metres): TBD (square feet): TBD

Dimensions (length): (metres): TBD (feet): TBD

Dimensions (width): (metres): TBD (feet): TBD

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): _____

- 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): _____

5.0 Local Planning Documents

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

Rural and Provincially Significant Wetland

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

Limited residential use which is compatible with the rural area.

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:

N/A

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:

N/A

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:

N/A

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):

N/A

5.7 What is the current zoning of the subject land?

RU-240 Zone & EC Zone

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]):

Rezone the severed lands to "Rural Residential (RR) Zone" and retained lands to a site specific Rural Zone to recognize the deficient lot area.

- 5.9 Why is this zoning being requested? Include explanations for specific provisions (e.g. reduced rear yard depth to capture existing building location):
 Recognize the proposed lot configuration and intended rural residential use.
-
-
-

- 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 checked="" type="checkbox"/>	100m
Waste water treatment plant	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Provincially significant wetland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0m
Landfill (active <input type="checkbox"/> or closed <input type="checkbox"/>)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Industrial or commercial use	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(Please specify the use)			
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22.5 metres
Aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Natural gas/oil pipeline	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Hydro easement	<input type="checkbox"/>	<input type="checkbox"/>	N/A

- 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 ☐

6.0 History of Subject Land

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

Purchased in 2013.

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

October 2022.

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

2 years

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-COC-04-25 & D10-COC-12-25

Status: Approved

6.7 If a septic system exists;

When was it installed (month and year)? October 2022

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

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	Frank Hoffland	Rural & Rural Residential Uses	Single Detached Dwellings
South	Canadian National Rail	Rail Line	Rail Line
East	Nick Reese	Rural Residential; Equestrian Farm	Single Detached Dwelling, s Barn
West	Ron Forge	Rural Uses (Farm)	Greenhouses, Ag Storage, Barn

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
- ☒ The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application
- ☒ The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)
- ☒ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ☐ If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used
- ☒ The location and nature of any easement affecting the subject land

9.0 Affidavit Or Sworn Declaration

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 Josh Cochrane &
I, Megan McGrath 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

9th day of July, 2025.


Commissioner of Oaths


Applicant

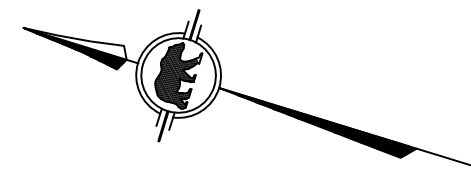
10.0 Authorizations

- 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, Josh Cochrane & Megan McGrath, am the owner of the land that is the subject of this application for consent and I authorize -
RFA Planning Consultant Inc. to make this application on my behalf.

July 9/25 _____ Josh Cochrane _____
Date Signature of Owner



PART 2
PLAN 39R - 12871

PART 3
AREA=307 m²

PART 1
PLAN 39R - 12877
PIN 51150 - 0115

PART 1
AREA=11883 m²

PART 2
AREA=87,752 m²

PART 1
PLAN 39R - 14431
PIN 51150 - 0116

Lands to be rezoned to
"Rural Residential (RR)
Zone" - All "EC" Zones
to remain.

Lands to be rezoned to
"Rural Residential (RR)
Zone" - All "EC" Zones
to remain.

Lands to be rezoned to
"RU-XXX" Zone - All
"EC" Zones to remain.

CO-ORDINATE NOTES

CO-ORDINATES ARE DERIVED FROM CAN-NET REAL-TIME NETWORK GPS OBSERVATIONS, UTM ZONE 18 NAD83(CSRS)(2010.0).

COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG 216/10.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	4877703.94	273667.10
B	4877140.54	273629.09

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM CAN-NET REAL-TIME NETWORK GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N 3°51'33" E AND ARE REFERRED TO THE CENTRAL MERIDIAN (81° WEST LONGITUDE) OF UTM ZONE 18 NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 1.000221

ROAD ALLOWANCE BETWEEN LOTS 18 & 19

PIN 51150 - 0094

N 17° 15' 10" W Meas. (N 17° 13' 50" W PI)

501.13 Meas. (501.05 PI)

139.11 Meas. (139.16 PI)

175.76 Meas. (175.65 PI)

SIB(1532)

203.92 Meas. (203.96 PI)

CANADIAN NATIONAL RAILWAY

PLAN 39R - 6893
PIN 51150 - 0103

N18°19'50"W Meas. (N18°25'50"W PI)
15.24 (PI)B Meas.

SIB(1060)

SIB(1060)

N17°04'40"W Meas. (N17°02'40"W PI)

147.62 (PI) Meas.

N18°25'40"W Meas. (N18°25'20"W PI)

243.83 Meas. (243.92 PI)

PART 1
PLAN 39R - 6655
PIN 51150 - 0075

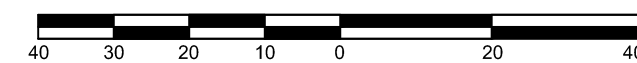
CONCESSION

SCHEDULE

PART	LOT	CONCESSION	PIN
1			
2	PART OF 19	1	ALL OF 51150 - 0116
3			

PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 1
TOWNSHIP OF CRAMAHE
COUNTY OF NORTHUMBERLAND
MONUMENT-URSO SURVEYING LTD.

SCALE 1 : 1000



The intended plot size of the plan is 914 mm in width by 457 mm in height when plotted at a scale of 1:1000.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON XXXXX XX, 2024.

DATE


JAKE ANDERSON
ONTARIO LAND SURVEYOR

This plan of survey relates to AOLS Plan Submission Form Number V-88885

LEGEND

	DENOTES	FOUND SURVEY MONUMENT
■		PLANTED SURVEY MONUMENT
IB	-	IRON BAR
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
(WIT)	-	WITNESS
ACC.	-	ACCEPTED
MEAS.	-	MEASURED
(1476)	-	MONUMENT-URSO SURVEYING LTD.
(P1)	-	PLAN 39R-14431
///	-	AREA CLEAR OF SETBACKS

NOTE THAT THE CAMBIUM SKETCH REFERRED TO IS FROM THE ENVIRONMENTAL IMPACT STUDY - 280 BELLAMY ROAD, TOWNSHIP OF CRAMAHE, COUNTY OF NORTHUMBERLAND, ONTARIO PREPARED BY CAMBIUM DATED NOVEMBER 11, 2024, PAGE 52.



Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE
OTTAWA, ON K2C 0P9
536 C FOURTH LINE EAST
SAULT STE MARIE ON, P6A 6J8

TEL: (613) 800-1583
TEL: (705) 254-7851
FAX: (705) 254-5571

DRAWN: ED	FIELD: MW	FILE NO:
PROCESSED: JA	CHECKED: JA	24-0143_P1119_R_D4



**Notice of a Complete Application & Public Meeting
Concerning a Zoning By-Law Amendment
D14-COC-11-25**

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-COC-11-25**.

Public Hearing:

Council will be considering the above noted applications at a public meeting scheduled for **Tuesday September 9th, 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 280 Bellamy Road and are legally known as Part of Lot 19, Concession 1, Township of Cramahe (Assessment Roll # 14110110201100000000). 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 lot for residential purposes (File No. D10-COC-04-25). The applicant is seeking the approval of a Zoning By-law Amendment to rezone the severed lands to the Rural Residential (RR) Zone to bring the lands into zoning compliance. The retained lands will be rezoned special Rural XX (RU-XX) to recognize a reduced lot area.

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.

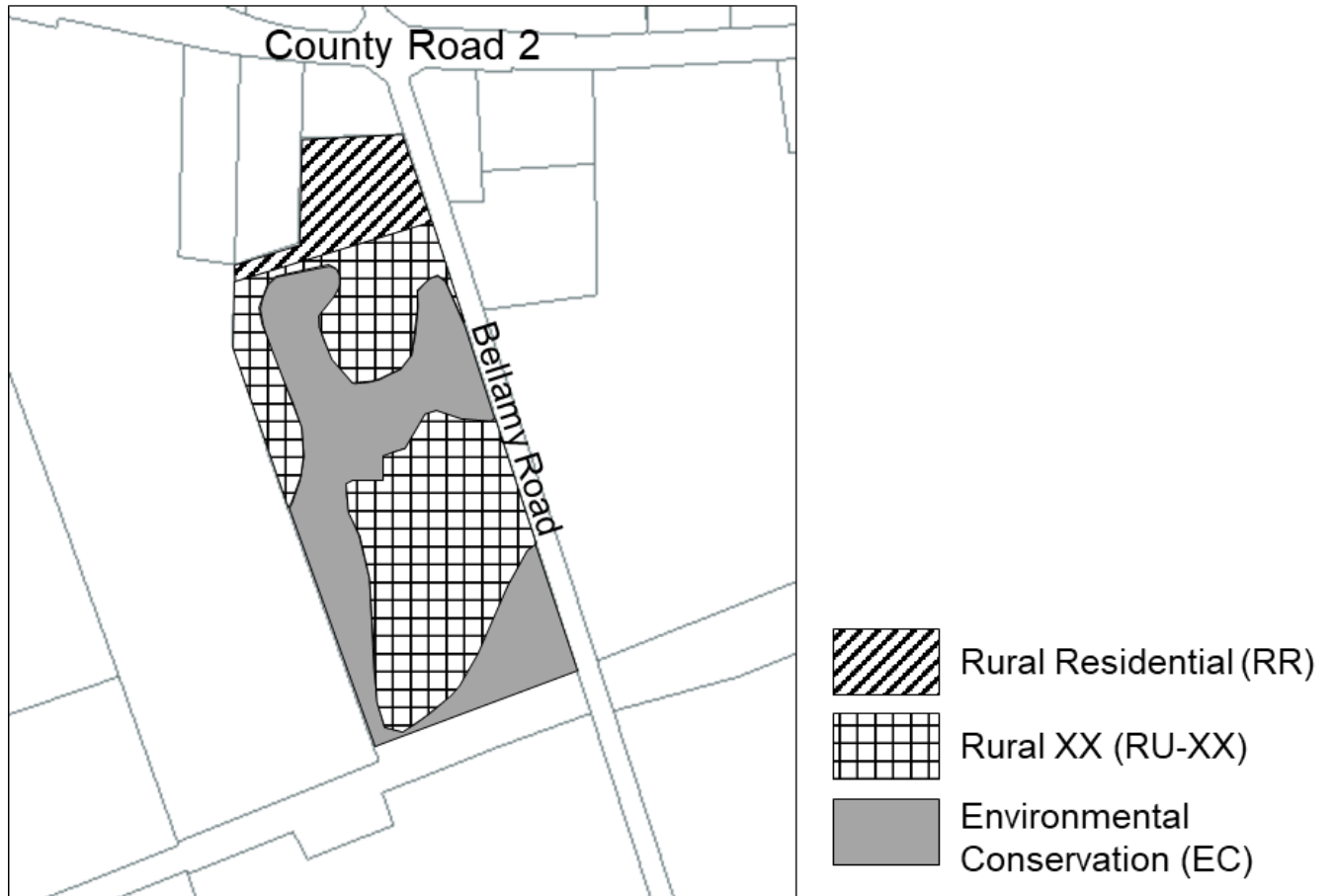
Additional Information

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 7th day of August, 2025.

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

**Zoning By-law Amendment D14-COC-11-25
Part of Lot 19, Concession 1
Key Map**



Corporation of the Township of Cramahe

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