



March 20, 2025

(Sent by Electronic Mail)

Victoria Heffernan
Manager of Planning
Township of Cramahe
P.O. Box 357
Colborne, ON K0K 1S0

RE: County Review of a Zoning By-law Amendment Application – D14-KOE-03-25

Applicants: Bruce and Pam Voskamp
Location: 452 Tobacco Road
(Part of Lot 19, Concession 7)
Municipality: Township of Cramahe
County File: D14 CR25

Proposal: The applicants seek to rezone the subject property from Rural Residential (RR-1) Zone to a Rural Residential Exception Zone with a Holding Provision (RR-XX-H). The purpose of the rezoning application is to reduce the required setback from a neighbouring aggregate operation. Frontages and vehicular entrances serving the subject lands are off Tobacco Road.

County and Provincial Review: The Northumberland County Official Plan (County OP) designates the subject property as “Rural Areas.” In Rural Areas, both the County OP and the Provincial Planning Statement (PPS) permits a detached dwelling on an existing lot of record.

The subject property is also in proximity to an existing Mineral Aggregate Operation located on the east side of Tobacco Road (Blake Construction Services). The County OP requires the protection of Mineral Aggregate Operations (such as a pit) from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.

New development within 300 metres of an aggregate pit must demonstrate through a Land Use Compatibility Assessment (e.g., noise, vibration, air and/or dust studies) that it is compatible with the current and future operation of the pit to the satisfaction of the Township of Cramahe.

The County notes that this development should also consider the completion of an Archaeological Site Assessment report(s), since the property has experienced minimal disturbance and is located within 300 metres of a wetland. The report 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(s) were prepared in accordance with the *Ontario Heritage Act* and added to its registry.

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If the applicants can demonstrate that the proposed development will not adversely impact the current and future operation of the aggregate pit and has regard for potential cultural heritage features/artifacts, consistency and conformity with the PPS and the County OP will be achieved.

County Services: The County's Public Works Department and Inspection Services Division were circulated on this application and offered the following comment:

- One residential waste set out is provided for the proposed development.

Conclusion: Provided that the applicants can demonstrate that the development will not create any adverse impacts on the current and future operations of the nearby existing aggregate pit through the completion of a Land Use Compatibility Assessment, County Planning will have no objections with the proposed rezoning application.

Please feel free to contact me at yearwooda@northumberland.ca or by phone at 905.376.5354 should you have any questions related to this matter.

Sincerely,

Two handwritten signatures are shown. The first signature is on the left and appears to be 'Ashley Yearwood'. The second signature is on the right and appears to be 'Peter Deshane'.

Ashley Yearwood, MCIP, RPP
Manager of Planning, Land Use Planning

Copy: Peter Deshane, Manager of Infrastructure, Public Works
Preston Parkinson, Development & Infrastructure Project Manager, Public Works
Katie Bruinsma, Traffic & Right-of-Way Management Supervisor