



REPORT

Planning & Development

Meeting: Council

Date: May 27, 2025

Report No.: PLAN-25-25

RESOLUTION NO:_____ **BY-LAW NO:** _____

Subject: D14-CLA-08-25 - Zoning By-Law Amendment – 494 Pinegrove Road

Recommendation(s):

BE IT RESOLVED THAT Council receive Report PLAN-25-25 for information; and

THAT Council direct Staff to prepare a by-law to amend the Township of Cramahe's Comprehensive Zoning By-Law 08-18 to implement the recommendations of this report.

File No: D14-CLA-08-25

Applicant(s): Don Clarke for Nicole McMurray

Property: 494 Pinegrove Road, Concession 10, Pt Lot 12

Assessment Roll Number: 1411 000 040 116500 0000

County Official Plan Designation: Agricultural Area

Township Official Plan Designation: Agricultural and Environmental Protection

Township Zoning: Agricultural (A-1) Zone

Background:

The applicant is seeking a zoning by-law amendment to satisfy a condition of provisional approval for consent application D10-CLA-08-25. The lands subject to the proposed Zoning By-law Amendment are municipally known as 494 Pine Grove Road, Part of Lot 12, Concession 10, Township of Cramahe (the "Subject Lands"). Provisional approval for the disposal of a surplus farm dwelling lot was granted by the Township of Cramahe Committee of Adjustment on March 25th, 2025. One of the conditions of provisional consent was that the severed and retained lands be rezoned to comply with the Township of Cramahe Comprehensive Zoning By-Law (08-18). This report will further detail how the

application meets policy requirements, ensuring it contributes positively to the agricultural context of the region.

Figure 1 indicates the location of the Subject Lands and Figure 2 provides the provisionally approved severance sketch.

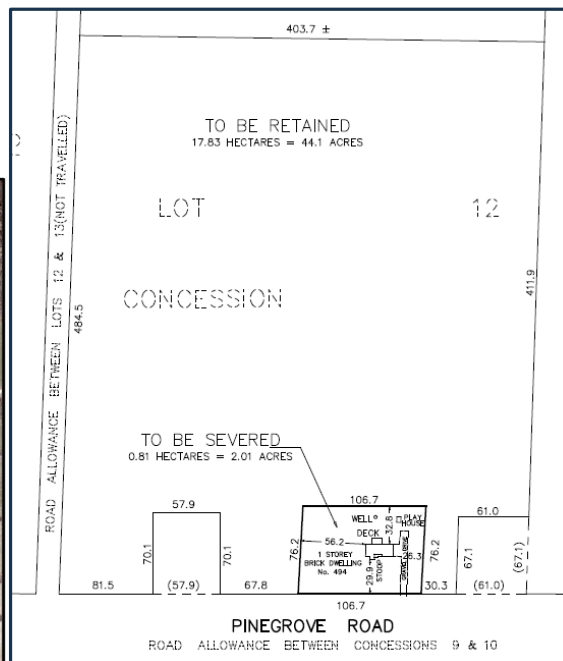


Figure 1: Location of the Subject Lands

Figure 2: Subject Lands with the proposed severance sketch

Proposal:

The applicant is seeking the approval of a Zoning By-Law amendment to rezone the severed lands to Rural Residential (RR) and the retained lands to remain Agricultural (A) with a site-specific exception that will restrict future residential uses.

Lot	Frontage	Area	Structures
Retained	179.6 m	17.83 ha	Vacant farmland
Severed	106.7 m	0.81 ha	Single family dwelling

Surrounding land uses, designations, and zoning include the following:

- North:** Agricultural uses and woodlands. Lands designated Agricultural, and zoned Agricultural and Environmental Conservation.
- East:** Rural and Agricultural uses. Lands designated Agricultural and Environmental Protection and zoned Rural Residential and Agricultural.
- South:** Agricultural uses. Lands designated Agricultural and Environmental Protection and zoned Agricultural, Rural Residential and Environmental Conservation.

West: Agricultural uses. Lands designated Agricultural Environmental Protection and zoned Agricultural.

Analysis:

The following is a review of the land use policy framework related to the subject lands.

Provincial Planning Statement (PPS, 2024):

As of October 20th, 2024, all planning decisions must be consistent with the new PPS, 2024.

AGRICULTURE

This planning report examines the application for the rezoning of a parcel of land recently severed as a surplus farm dwelling, in accordance with Ontario's new Provincial Planning Statement (PPS) 2024. Specifically, the application is evaluated against Section 4.3, which addresses the conservation of agricultural land and the appropriate use of surplus farm dwellings. This section emphasizes the need to maintain the agricultural viability of the land while allowing for the adaptive reuse of surplus dwellings in a manner that respects the rural character and minimizes impacts on surrounding agricultural operations.

The application aligns with Section 4.3 by demonstrating that the proposed rezoning will facilitate the continued use of the dwelling while ensuring that agricultural activities on adjacent lands remain unhindered. In order for this to be accomplished, the retained lands are to be placed in a restrictive zoning that prohibits future residential uses.

The proposed use is compatible with surrounding agricultural uses, as it involves minimal site alterations and maintains existing agricultural buffers. Additionally, the application includes measures to enhance the site's integration into the rural landscape, thereby promoting sustainability and resource efficiency, in line with the PPS's objectives. Lot creation within prime agricultural areas is limited to one per farm consolidation provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

The application is consistent with both of these requirements.

Based on a review of the proposal and applicable policies of the PPS, the proposed rezoning is consistent with the PPS.

Northumberland County Official Plan (2016)

The Northumberland County Official Plan (the “County OP”) is a document designed to guide land use planning in the County over the next 20 years. The County OP contains general development policies that apply across the County as a whole, including policies related to natural heritage, transportation, and the subdivision of land, among other considerations.

The Subject Lands are designated “Agricultural Area” in the County OP. A full range of agricultural uses are permitted within the Agricultural Area including a single detached dwelling. Section C3.4 outlines the policies for lot creation in the Agricultural Area requiring that the lot must only be created to accommodate an existing habitable farm residence that has become surplus to the farming operation as a result of acquisition of additional farm parcels to be operated as one farming operation. This is providing that the newly created lot is limited to the minimum size required to achieve the severance of the surplus dwelling, servicing and structures and the municipality ensures that the remnant parcel be prohibited from constructing a new dwelling.

Based on a review of the proposal and applicable policies of the County of Northumberland Official Plan, the proposed rezoning conforms to the County OP.

Township of Cramahe Official Plan (Consolidation 2024)

AGRICULTURE

The Subject Lands are currently located within the *Agricultural* designation on Schedule ‘A’ to the Township of Cramahe Official Plan (2024). The *Agricultural* designation is intended to recognize the existing agricultural land use patterns and areas of high agricultural potential and to protect large blocks of agricultural land without interruption from other non-agricultural designations. The intent of this designation is to preclude uses which would jeopardize the ongoing agricultural use in those areas. The following principles are to be considered on the development and control of lands designated *Agricultural*.

Section 5.1.12 outlines the policies regarding servicing in the Township. Lot creation may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term. As the severed lands are already built out and an existing private servicing system is in place, there are no further concerns. In addition, Northumberland County Plumbing Department were in support of the previous consent application and determined that the severed lands are of sufficient size to accommodate individual onsite sewage and water services for the existing residential use.

Section 5.13 speaks to the “Environmental Protection” designation. This designation applies to environmentally sensitive lands having inherent physical hazards or certain land or water areas possessing biological and/or ecological significance or sensitivity. Such features include wetlands and significant fish habitat. There is a mapped

watercourse that runs through the subject lands that is included in this designation for its protection and conservation of its features and functions. Development is discouraged in these areas. As a result, these areas should be placed in a restrictive zoning in order to address the sensitivity of the feature. This will be included in the by-law amendment. (see Figure 3)

Limited residential uses in the form of one single detached dwelling on a lot existing as of the date of approval of this Plan in accordance with Section 6.2.2 may also be permitted.

Section 6.2.2 outlines the policies surrounding severances when it concerns the *Agricultural* designation. The fragmentation of land holdings within the Agricultural designation shall be discouraged. Notwithstanding, lot creation and boundary adjustment may be permitted when considering the disposal of a residence surplus to a farming operation. This can be achieved provided that the Township ensures that new residential dwellings are prohibited on any vacant remnant parcel created by the severance. This is going to be achieved through restrictive zoning that will be placed on the retained lands. The severed lands that contain the surplus dwelling will be rezoned to ensure compliance with the Township's Comprehensive Zoning By-Law. As no further development is proposed at this time, therefore there are no further concerns.

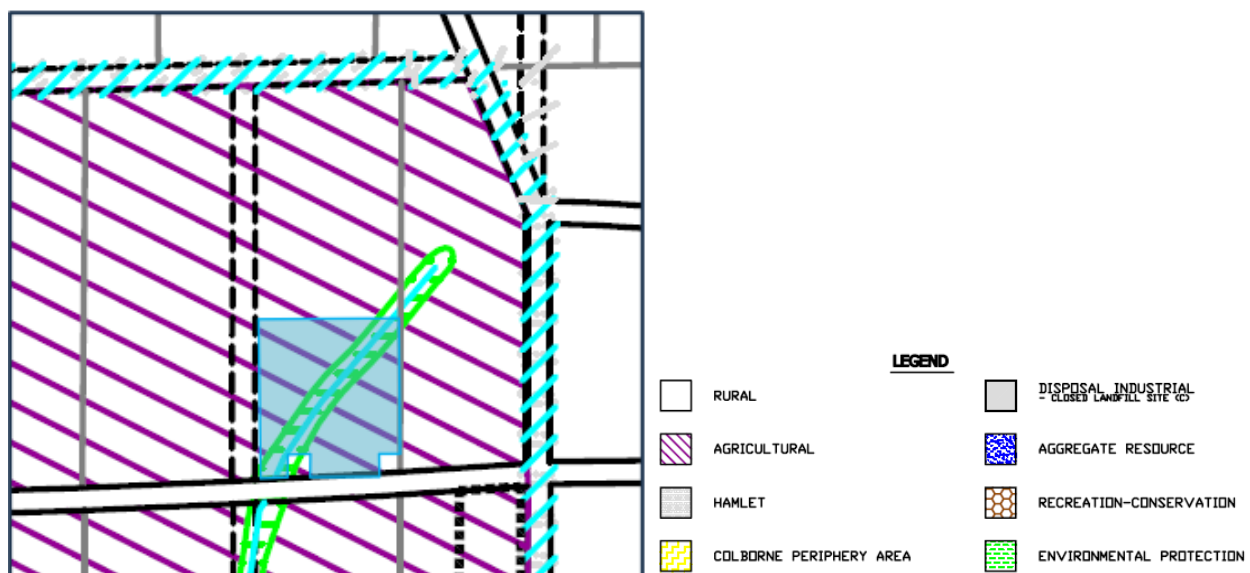


Figure 3: Current designation of the subject lands, Agricultural and Environmental Protection.

Based on a review of the proposal and applicable policies of the Township of Cramahe Official Plan, the proposed rezoning conforms to the Township OP.

Township of Cramahe Comprehensive Zoning By-law 08-18 (Consolidation 2021)

The Subject Lands are currently zoned Agriculture (A) on Schedule "A" Map 27 as shown in **Figure 4**. The conditionally severed lands no longer meet the definition of agricultural

zoning. As a result, the lands are to be rezoned to Rural Residential (RR) Zone to recognize the reduced lot size and existing residential use. In addition, the retained lands are to be rezoned to prohibit them from being eligible for future residential use, thus preserving their agricultural nature.

There is a portion of the Subject Lands that are currently designated Environmental Protection. This is to identify a tributary of Salt Creek. This area will also be placed in a restrictive zoning, specifically the Environmental Conservation (EC) Zone, in order to protect the identified natural heritage feature.



Figure 4: Current Zoning of the Subject Lands, Schedule “A” Map 27

Subject to the approval of the Zoning By-law Amendment, the provisionally approved lots, the retained lot, and proposed residential uses would comply with the Township Zoning By-law.

Agency Comments:

County of Northumberland – County Planning has no objection to the proposed Zoning By-law Amendment application.

Lower Trent Conservation – No concerns. Noted that there are mapped features on the retained lands.

Public Works and Environmental Services – Entrance permit required for the retained lands.

Chief Building Official – No concerns provided that a building permit is obtained prior to any development on the subject lands.

Fire Department – Non provided.

Hydro One – None provided.

Bell Canada – None provided.

Kawartha Pine Ridge District School Board (KPRDSB) – None provided.

Enbridge Gas – None provided.

Comments from the Public:

Notice was initially given by pre-paid First Class Mail to all residents within 120 meters of the Subject Lands. Notice was posted on the Subject Lands (verified by staff) and notice was also posted on the Township's website. The Planning Department did not receive any written or verbal correspondence from the public regarding this application.

Financial Implications:

There are no direct financial implications for the Township.

Summary:

Based on the analysis outlined throughout this report staff are recommending approval of the subject zoning by-law amendment as the applicant has satisfied Planning requirements. The severed lands will be rezoned to the Rural Residential (RR) Zone and the retained lands be placed in an Agricultural Exception (A-XX) Zone that prohibits future residential uses. All areas within the Environmental Protection designation are to be placed in the Environmental Conservation (EC) Zone to acknowledge the mapped tributary of Salt Creek. A by-law will be prepared and brought before Council for final approval.

Submitted by:

Victoria Heffernan, Manager of Planning