



May 20, 2025

(Sent by Electronic Mail)

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

**RE: County Review of Zoning By-law Amendment Application – D14-CLA-08-25**

Related File: D10-CLA-08-25 (Consent Application)

Applicants: Don and Donna Clarke

Location: 494 Pine Grove Road  
(Part of Lot 12, Concession 10)

Municipality: Township of Cramahe

County File: D14-CR25

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**Proposal:** The intent of this Zoning By-law Amendment is to rezone the severed lands from the Agricultural (A1) Zone to the Rural Residential (RR) Zone to bring the lands into zoning compliance. This application is required as a condition of provisional approval to Consent file D10-CLA-08-25 that severed the surplus farm dwelling from the surrounding farmland.

**County and Provincial Review:** The Northumberland County Official Plan (County OP) designates the property as Agricultural Areas. The Provincial Planning Statement (PPS) and the County OP permits the creation of a residential lot with a detached dwelling that is surplus to a farming operation subject to the following criteria:

- That the new residential lot created by the severance be kept to a minimum size necessary to accommodate a detached dwelling that supports appropriate sewage and water services; and
- That the agricultural parcel created by the severance prohibits any future dwelling(s) including additional residential units through appropriate land use planning tools (e.g., a zoning by-law amendment).

As the retained lands are proposed to remain in the Agricultural (A1) Zone, it is the opinion of County Planning that the proposed Zoning By-law Amendment is consistent with the PPS and conforms to the County OP.

**County Services:** The County's Public Works Department and Inspection Services Division have reviewed this development proposal and have no objection to the proposed development, provided that the new lot will maintain appropriate setbacks from the existing private services in accordance with the Ontario Building Code. There will be no changes to the existing residential waste services.

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**Conclusion:** Based on the above, County Planning has no objection to the proposed Zoning By-law Amendment application as the retained lands will remain in the Agricultural (A1) Zone.

Please feel free to contact me at [anastasioa@northumberland.ca](mailto: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

Attachment 1: Northumberland County Comments – D10-CLA-08-25 (March 21, 2025)

Copy: Kim Stephens, Lower Trent Region Conservation Authority  
Ashley Yearwood, Manager of Planning  
Peter Deshane, Manager of Infrastructure, Public Works  
Preston Parkinson, Development & Infrastructure Project Manager, Public Works  
Katie Bruinsma, Traffic & Right-of-Way Management Supervisor  
David Metcalf, Manager of Waste Operations