



# REPORT

## Planning & Development

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**Meeting:** Council

**Date:** May 27, 2025

**Report No.:** PLAN-26-25

**RESOLUTION NO:** \_\_\_\_\_ **BY-LAW NO:** \_\_\_\_\_

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**Subject:** D14-VOS-07-25 – Zoning By-Law Amendment – Concession Road 1 West - Voskamp

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**Recommendation(s):**

**BE IT RESOLVED THAT** Council receive Report PLAN-26-25 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.

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**File No.:** D14-VOS-07-25

**Applicant:** Randy Voskamp

**Property:** Concession Road 1 West (vacant)

**Assessment Roll Number:** 1411 011 040 149010 0000

**County Official Plan Designation:** Rural Area

**Township Official Plan Designation:** Rural and Environmental Protection

**Township Zoning:** Rural (RU) and Environmental Conservation (EC) Zone

**Background:**

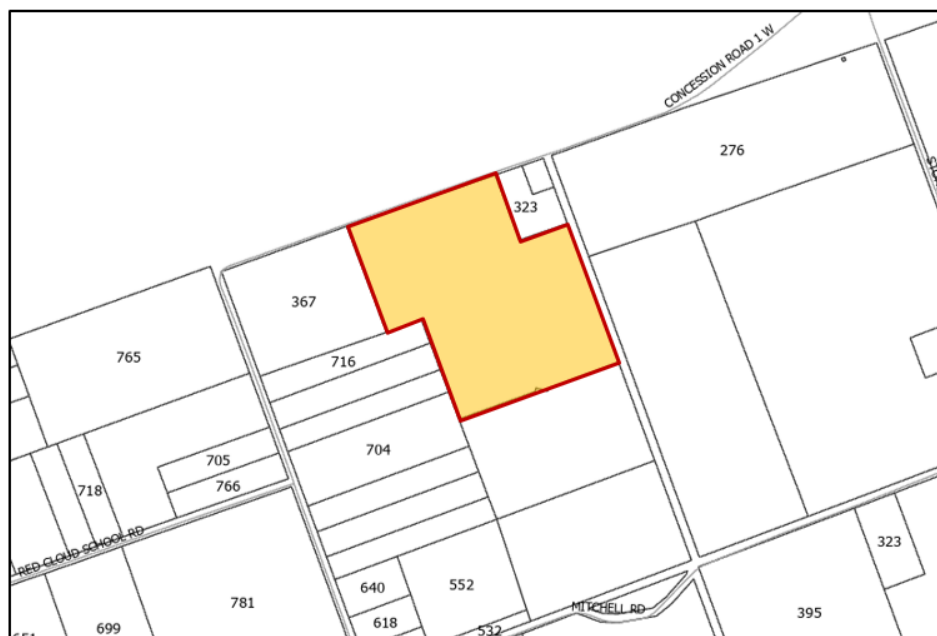
The applicant is seeking a zoning by-law amendment to satisfy conditions of provisional approval for three consent applications. The lands subject to the proposed Zoning By-law Amendment are municipally known as Part of Lot 23 and 24, Concession 10, Township of Cramahe (the "Subject Lands"). Provisional approval for the creation of three rural residential lots was granted by the Township of Cramahe Committee of Adjustment on April 22, 2025 (File No.'s D10-VOS-05-25, D10-VOS-06-25, and D10-VOS-07-25). One of the conditions of provisional consent was that the severed and retained lands be

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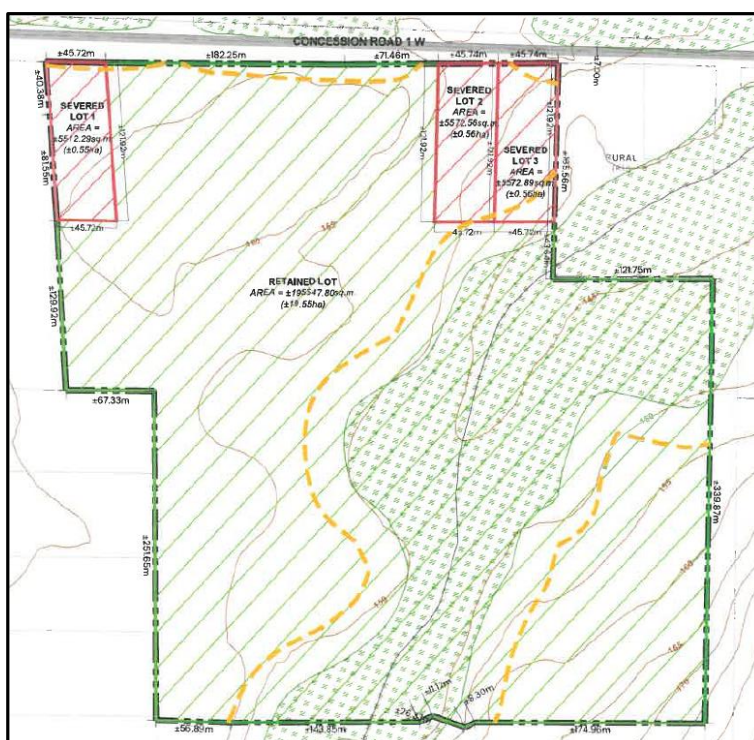
**CORPORATION OF THE TOWNSHIP OF CRAMAHE**

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

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 rural 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 Approved Severance Sketch Proposal:**

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The applicant is seeking the approval of a Zoning By-Law amendment to rezone the severed lands to Rural Residential (RR) while the retained lands will be rezoned to a Rural Exception (RU-XX) Zone to acknowledge the reduced size and frontage requirements. In addition, a restrictive zoning, specifically Environmental Conservation (EC) Zone, will be placed on the features and associated buffers identified in the previously submitted scoped Natural Heritage Evaluation (sNHE), prepared by Oak Ridge Environmental Ltd. (November 2024), that was a part of the severance submission and review. This sNHE was submitted in order to address the policies within the Growth Plan (2020), however, due to changes initiated by the Province of Ontario, these policies are no longer in place. The report was reviewed in regard for current policies that remain in place within the new Provincial Planning Statement (PPS, 2024) and the Township's Official Plan (2024) and Comprehensive Zoning By-Law (08-18).

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

**North:** Rural uses, forested/wetlands. Lands within the Municipality of Trent Hills.

**East:** Rural uses. Lands designated Rural and Environmental Protection. Lands zoned Rural (RU) and Environmental Conservation (EC).

**South:** Rural uses. Lands designated Rural and Environmental Protection and zoned Rural (RU) and Environmental Conservation (EC).

**West:** Rural uses. Lands designated Rural and Environmental Protection and zoned Rural (RU) and Environmental Conservation (EC).

### **Analysis:**

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

### **Provincial Planning Statement (2024):**

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

### **RURAL:**

This planning report examines the application for the rezoning of three parcels of land recently severed as new building lots as well as the retained lands. Specifically, the application is evaluated against Section 2.6, which outlines the permitted uses within rural lands within municipalities and how development can be sustained on these lands. Residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services. As the severed lands are vacant, they have been examined to determine if they are suitable for private services. The Plumbing and Septic review identified no issues.

The province is clear in that it feels that diversified rural economic growth should be supported through the protection of agricultural and other resource related uses and directing non-related development to areas where it will minimize constraints on these uses. As the lands are rural and the soil is of minimal agricultural value the creation of

these lots will not negatively impact any surrounding farming operation. Therefore, the application is consistent with this policy.

Section 3.6 contain policies aimed at addressing infrastructure and facility concerns, specifically sewage, water and stormwater. As the lots are in a rural area and municipal services are not available, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Due to the minimum size requirements of the lots that were created, and requirements under the Building Code concerning sewage servicing (S. 8.2.1.6), Township Staff are satisfied that any concerns regarding on-site servicing can be addressed at the permitting phase.

Waste management systems (S. 3.7) need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management. As the County of Northumberland is the permitting body for septic systems within the Township, a permit application will need to be submitted to their office for review and issuance prior to any development on site.

Section 4.1 speaks to the protection of Natural Heritage features. In addition, Section 4.1.8 states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Lower Trent conservation noted that existing mapping and the submitted Natural Heritage Evaluation indicated that the subject property contains field-verified wetlands and a tributary of Salt Creek. In addition, unevaluated wetlands were confirmed on the north side of Concession Road 1 West. No key features were identified on the severed parcels, however, the buffers associated with the watercourse and wetland do extend onto the severed parcels. As the buffer is to be placed in a restrictive zoning, Staff consider these concerns to have been addressed.

Protection of these features can be accomplished for the subject proposal through this rezoning application to ensure that all identified features and their associated buffers are placed within and will remain within a restrictive zoning that protects these features and their functions. The Township's Comprehensive Zoning By-Law and Official Plan also contain policies that protect these features and their associated functions. This is further discussed later on in this report.

**Based on a review of the proposal and applicable policies of the new Provincial Planning Statement, the proposed consent is consistent with the 2024 PPS.**

**Northumberland County Official Plan (2016):**

The Northumberland County Official Plan (County OP) designates the property as "Rural Areas." The Provincial Planning Statement (PPS) and the County OP support residential lot creation in Rural Areas, provided that site conditions are suitable for appropriate

sewage and water services and will not adversely impact agricultural operations, subject to the following key considerations:

- *Natural Heritage*: Portions of the property contain natural heritage features (e.g., watercourse, field-verified wetland / swamp and potentially significant woodlands). The Natural Heritage Evaluation prepared by Oakridge Environmental Ltd. identified two large swamp communities and recommended mitigation measures to protect the features on site. As the proposed Environmental Conservation (EC) Zone will encompass the field-identified wetland and Lower Trent Region Conservation Authority's regulatory 30-metre setback from wetlands, we would have no concerns with the subject application from a natural heritage perspective. Suitable building envelopes have been identified on the impacted eastern lots outside of the EC Zone.
- Since a *Species-at-Risk* evaluation was also conducted as part of the NHE, the applicant should submit a copy of the NHE to the Ministry of the Environment, Conservation and Parks (MECP) – Species-at-Risk Branch and receive an assurance letter, acknowledging that the proposed mitigation measures are appropriate to accommodate the development.
- *Archaeology*: The property appears undisturbed and contains a watercourse and wetlands. As such, the Township should consider that the applicant hires an Archaeologist to prepare an Archaeological Site Assessment report(s). The report(s) 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) was prepared in accordance with the Ontario Heritage Act and added to its registry.

As the proposed rezoning will place the identified natural heritage features and a 30-metre setback within the restrictive Environmental Conservation (EC) Zone, this application appears to be consistent with the Provincial Planning Statement (PPS, 2024) and conforms to the County OP.

#### **County Services:**

- *Public Works*: No comments since the development will not have any adverse impacts on nearby County roads or infrastructure. The County would provide one residential waste set out per lot in accordance with the County's Waste Management By-law Number 08-2023.
- *Inspection Services*: No concerns, however prior to the issuance of a building permit, a sewage system permit is required to serve any new dwelling.

#### **Township of Cramahe Official Plan (Consolidation 2024):**

The Township of Cramahe Official Plan (the "Township OP") guides planning and zoning decisions for the Township over the next 20 years. The Township OP sets forth several goals including, but not limited to, directing development to the Colborne urban area, encouraging commercial and industrial development, identifying and protecting agricultural lands, and maintaining the quality of the natural environment.

The Subject Lands are designated “Rural”. Section 5.3 outlines policies for lands designated Rural. The Rural designation recognizes lands which are of marginal value for agriculture and have the potential for nonagricultural development. Limited residential uses in the form of one single unit per lot are also permitted in the Rural designation. Section 5.3.3 requires that new non-farm development shall comply with the Minimum Distance Separation formulae. A Minimum Distance Separation calculation was included as part of the previous consent application and concluded that the proposed lot would satisfy MDS requirements.

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. Northumberland County Plumbing department is in support of the previous consent applications and determined that the severed lands are of sufficient size to accommodate individual onsite sewage and water services.

Section 5.1.13 outlines the policies regarding stormwater management in the Township. It is a policy of the Township that stormwater runoff shall be controlled and the potential impact on the natural environment shall be minimized. Residential development on a new lot created by consent generally will not require the preparation of a stormwater management plan.

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. The complete sNHE identified and field verified two large swamp communities and a watercourse and provided recommended mitigation measures to protect the features on site. As the proposed Environmental Conservation (EC) Zone will encompass the field-identified features and associated buffers (30-metre setback), staff are satisfied with the subject application from a natural heritage perspective as suitable building envelopes have been identified on the impacted eastern lots outside of the mapped and proposed EC Zone.

It is important to note that Section 5.13.4 “Development Within Areas Designated Environmental Protection” outline the policies for when development is proposed within the Environmental Protection designation. When areas designated Environmental Protection are clearly not environmentally sensitive or hazardous, as determined through an appropriate Environmental Review and are so confirmed, as required by the Ministry of Natural Resources and/or the local Conservation Authority (ie. Lower Trent Region Conservation Authority), development consistent with the adjacent land use designation may be permitted, subject to an amendment to the Zoning By-law to reflect the revised Environmental Protection boundaries. Agricultural uses are permitted without an environmental report. In addition, Development and site alteration may be considered within or adjacent to all other environmental areas as identified on Schedule “A” subject to the “Environmental Review” policies of Section 5.1.11. An amendment to this plan will not be required providing the new use is permitted within the adjacent Rural or Agricultural designations. However, where applicable, the Zoning By-law shall be amended to reflect



development is consistent with the PPS and conforms to the County OP. See attached letter.

**Lower Trent Conservation** – No concerns, however an LTC permit may be required for development if development proposed within proximity of regulated areas.

**Public Works and Environmental Services** – See previous comments from consent application. “No objections at this time. 33 feet from centre road may be required for maintenance and ditching in the future.”

**Chief Building Official** – A Building Permit will be required prior to any development on the subject lands.

**Fire Department** – No comments at this time.

**Hydro One** – None received.

**Bell Canada** – None received.

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

**Enbridge Gas** – None received.

### **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 receive the following written comments from the public Meeting held May 13<sup>th</sup>, 2025:

1. Rob Black, 323 Concession Road 1 West – Objection – see attached.  
Mr. Black also spoke in-person at the Public Meeting to voice his concerns regarding development in proximity to his well and the protection of identified environmental features on the retained lands.

### **Financial:**

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 from Rural (RU) to Rural Residential (RR) Zone to bring the newly created parcel into compliance. The retained lands will be placed in a site-specific Rural Exception (RU-XX) Zone to address the reduced size and frontage of the retained lands, and all Environmental Conservation (EC) Zoning will encompass all field verified features and their associated buffers.

**Submitted by:**

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**Victoria Heffernan, Manager of Planning**