

**ECOVUE**

LAND USE PLANNING & DEVELOPMENT

# Planning Justification Report

Part Lots 23 and 24, Concession 10

Township of Cramahe

Prepared For Randy Voskamp

December 16, 2024

**This Planning Justification Report has been prepared in support of an application for three consents and amendments to the Zoning By-law affecting the subject lands, known legally as:**

**Lot 23 and 24, Concession 10. Township of Cramahe**

**EcoVue Project No: 23-2661**



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# Table of Contents

<b>1.0</b>	<b>BACKGROUND .....</b>	<b>1</b>
1.1	Description of Subject Property and Surrounding Lands .....	2
1.2	The Proposed Development .....	2
1.3	Official Plan Designations and Zoning.....	6
1.4	Supporting Documentation.....	10
<b>2.0</b>	<b>POLICY REVIEW.....</b>	<b>11</b>
2.1	The Planning Act .....	12
2.2	Provincial Planning Statement (2024).....	17
2.2.1	Building Homes, Sustaining Strong and Competitive Communities .....	17
2.2.2	Infrastructure and Facilities .....	18
2.2.3	Wise Use and Management of Resources .....	19
2.2.4	Protecting Public Health and Safety.....	20
2.3	County of Northumberland Official Plan.....	20
2.3.1	Guiding Principles .....	20
2.3.2	Growth Management.....	21
2.3.3	Rural Areas .....	22
2.3.4	Resource Areas and Constraint Areas.....	23
2.3.5	General Development Policies .....	26
2.4	Township of Cramahe Official Plan .....	29
2.4.1	Goals and Objectives.....	29
2.4.2	Land Use Policies.....	31
2.4.3	The Division of Land .....	37
2.4.4	Transportation .....	39
2.5	Township of Cramahe Zoning By-law No. 2008-18 .....	40
2.6	Summary of Planning Opinion .....	44

<b>3.0</b>	<b>SUMMARY</b> .....	<b>45</b>
<b>4.0</b>	<b>APPENDICES</b> .....	<b>47</b>
4.1	Appendix A: Natural Heritage Evaluation .....	48
4.2	Appendix B: MDS Calculations .....	49
4.3	Appendix C: Draft Zoning By-law Amendment .....	56

# Figures

Figure 1 - Site Location .....4

Figure 2 – Consent Sketch .....5

Figure 3 – County of Northumberland Official Plan Schedule A.....8

Figure 4 - Township of Crahame Official Plan Schedule A.....9

Figure 5 - Zoning.....10

# Tables

Table 1 - Matters of Provincial Interest ..... 12

Table 2 – Comparison of Zone Requirements for the RU, RR Zones and Proposal ..... 43



# 1.0 Background

The following Planning Justification Report is being submitted in support of an application for three consents and an amendment to the Zoning By-law for the subject lands, known legally as Part Lots 23 and 24, Concession 10, Township of Cramahe (**Figure 1 – Site Location**). The property owner, Randy Voskamp, is proposing to create three (3) rural residential lots on the subject property.

The applications for consent are required to create the lots and the Zoning By-law Amendment (ZBA) will rezone the proposed lots to bring them into conformity with the planning requirements of the Township of Cramahe (Township). This report will provide details of the site characteristics, a summary of the proposal, and an explanation of how the proposed consents and ZBA are consistent with, and conform to, the applicable Provincial and local land use planning documents.

## 1.1 Description of Subject Property and Surrounding Lands

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The subject property is located in the northern part of the Township of Cramahe on the south side of Concession Road 1 and to the east of Mitchell Road (**Figure 1 – Site Location**). The property has an area of approximately 21.23 hectares. It has frontage on Concession Road 1 of approximately 390.91 metres.

The property is in a rural area with residential properties and farms in the vicinity. A branch of Salt Creek intersects a portion of the property running from its southern boundary and exiting in the northeastern portion of the lands. The watercourse is not located on any of the proposed subject parcels.

Natural features, including wetland areas associated with the watercourse and forested areas are present in the vicinity. Some wetland areas are located adjacent to portions of the watercourse on the subject property. The property is not within the Oak Ridges Moraine Area, which is located to the west.

An existing aggregate operation is located to the south of the subject property at the southern boundary of Lot 23, Concession 10. A separate property is located between the subject property and the lands that are designated for the aggregate operation.

## 1.2 The Proposed Development

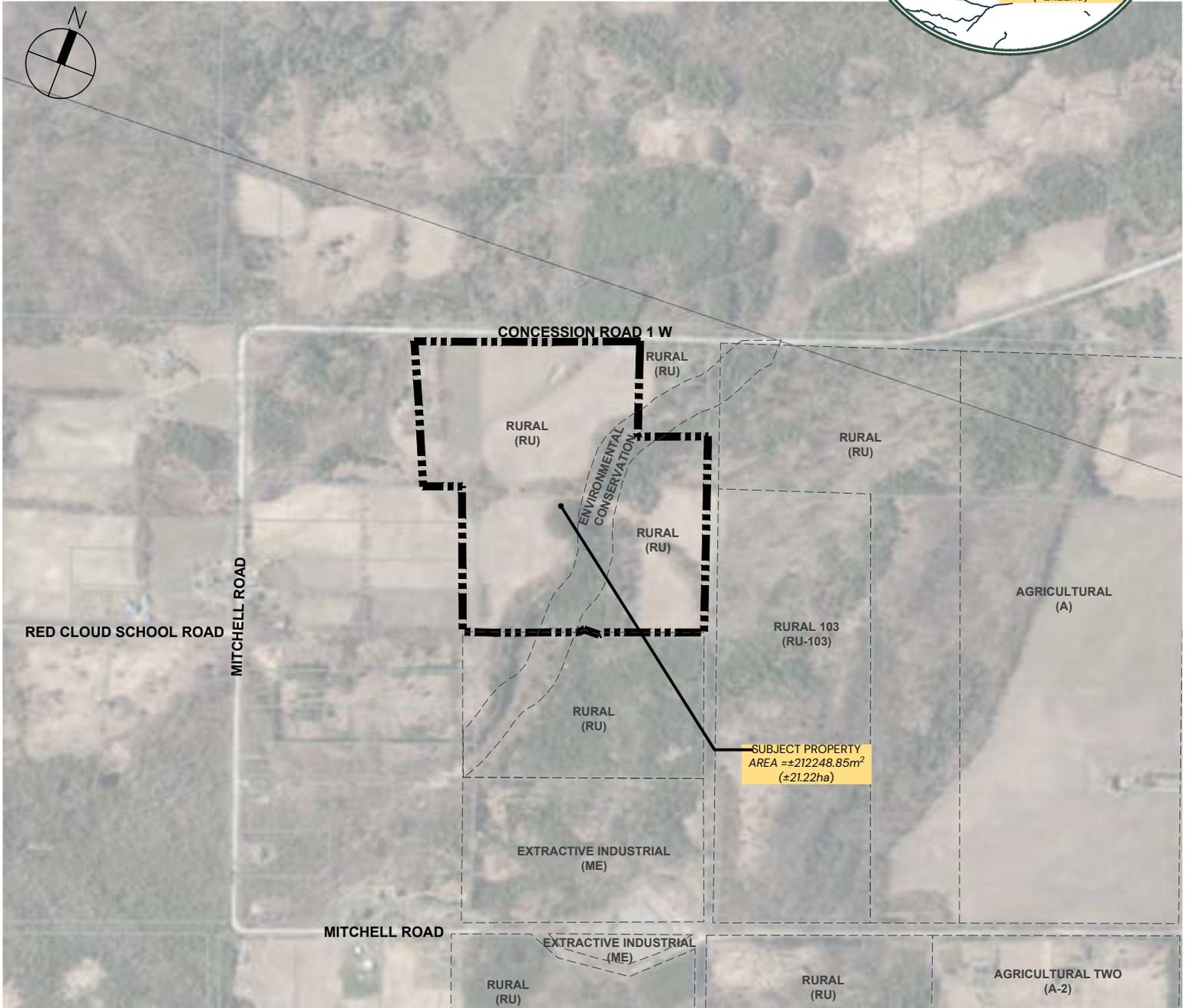
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The intent of the application is to create three (3) new rural residential lots fronting onto Concession Road 1 (**Figure 2 – Consent Sketch**). Proposed Lot 1 will have an area of 0.55 hectares and a frontage of 45.72 metres. Proposed Lots 2 and 3 will each have areas of 0.56 hectares and 45.74 metres of frontage on Concession Road 1. After the severances, the retained lands with an area of approximately 19.55 hectares and frontage on Concession Road 1 of approximately 253.71 metres.

Lots 2 and 3 are adjacent to each other in the northeast corner of the property. Lot 1 is located in the northwest corner of the property.

The property is currently vacant. The proposed lots are all intended to have access onto Concession Road 1. All are intended for single detached residential use. Other rural residential lots are located within the vicinity of the proposed severed lots. Most are larger than the proposed lots, but the severed parcels will meet the size and frontage requirements for lots in the Rural Residential zone in the Township of Cramahe Zoning By-law.

# Figure 1 – Site Location



## Concession Rd 1 Severances

*Randy Voskamp*

Concession Rd 1  
 Part of Lot 23  
 Concession 10  
 Geog. Twp. of Cramahe  
 Township of Cramahe  
 County of Northumberland

Project Number: 23-2661

Horiz. Scale: 1:10,000

Date: November 12, 2024

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## 1.3 Official Plan Designations and Zoning

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The subject property is designated Rural in the County of Northumberland Official Plan (CNOP) (**Figure 3 – County of Northumberland Official Plan Schedule “A”**). The CNOP delineates the section of Salt Creek, which runs through the property on Schedule A, but it has not been placed in a separate designation.

The property is designated Rural and Environmental Protection in the Township of Cramahe Official Plan (TCOP) (**Figure 4 – Township of Cramahe Official Plan Schedule “A”**). The Environmental Protection designation applies to the area in the vicinity of the watercourse, while the Rural designation applies to the remainder of the property.

The Rural designation in both the CNOP and the TCOP permit some residential use. The TCOP states that lands within the Rural Designation have marginal value for agriculture and have potential for non-agricultural uses. While the TCOP mainly recognizes the potential for commercial and industrial uses oriented toward farming and resource based uses in the Rural designation, it also states that, “limited residential uses in the form of one single unit per lot may also be permitted in the Rural designation.” In view of the size of the property, the proposed creation of the three proposed lots represents limited residential use and is appropriate.

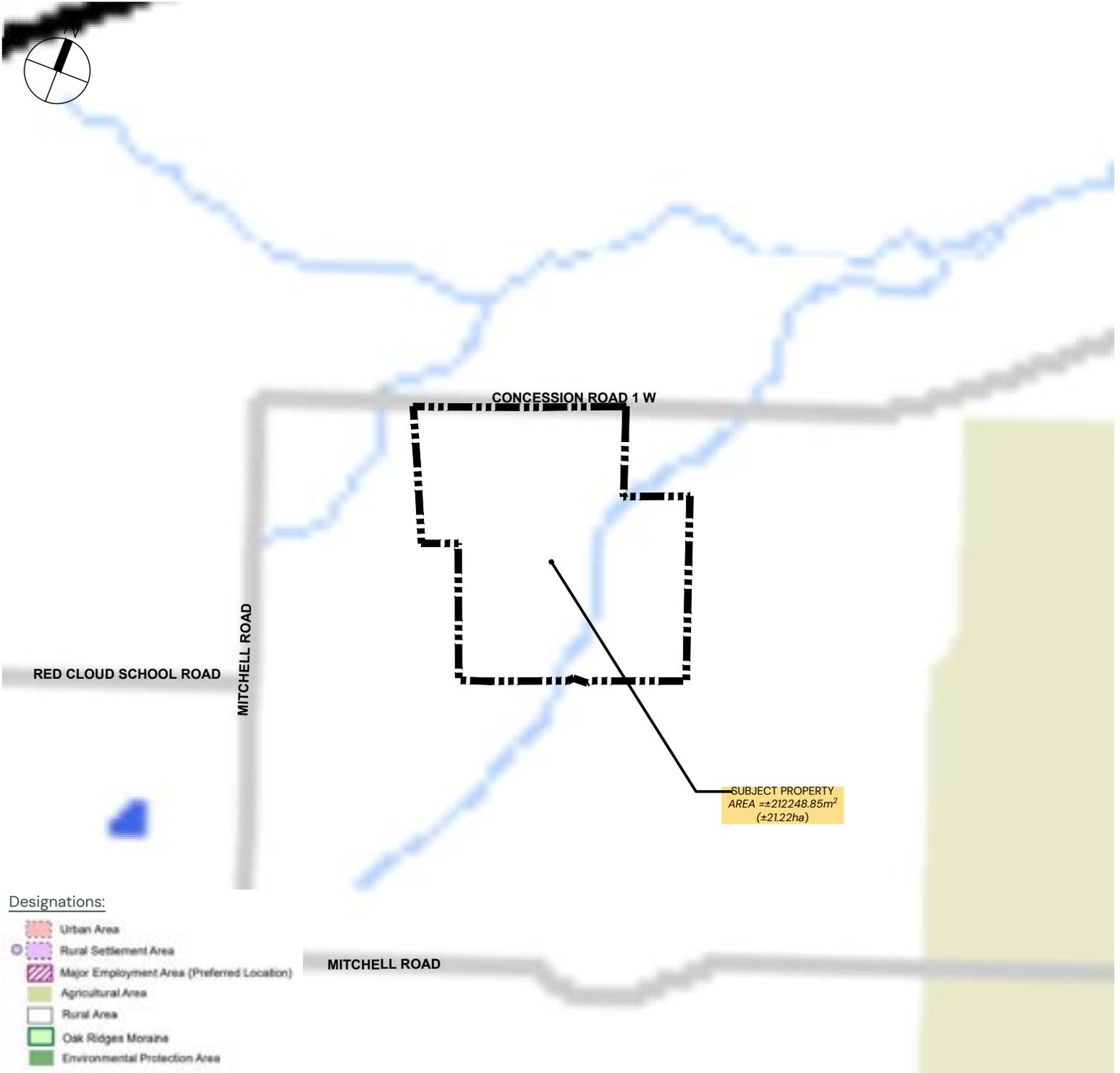
The majority of the subject property is zoned Rural (RU) in the Township of Cramahe Comprehensive Zoning By-law No. 2008-18 (TCZB) (**Figure 5 – Zoning**). The RU zoning permits a number of rural uses including single detached dwellings.

The area in the immediate vicinity of the watercourse is zoned Environmental Conservation (EC). Only agriculture, forestry, conservation and related uses are permitted in the EC zone. Existing uses are also permitted including existing residential uses.

The zoning provisions for the size of single detached lots in the RU zone require larger lots than the proposed severed parcels. Therefore, a Zoning By-law Amendment is required to zone the proposed developable area of the severed parcels as Rural Residential (RR). From a review of the zoning map, it appears that a small portion of the EC zone associated with Salt Creek is located within the southeast corner of proposed Lot 3. In addition, as discussed later in this report a 30 m. buffer is required from the wetland adjacent to Salt Creek This area which affects part of lots 2 and 3, will also be included in the EC zone. The balance of the lands will remain in the current zoning categories.

A detailed analysis of conformity with the requirements of the CNOP and TCOP and compliance with the TCZB is provided later in this report.

# Figure 3 – County of Northumberland Official Plan Schedule 'A' Land Use



**Designations:**

-  Urban Area
-  Rural Settlement Area
-  Major Employment Area (Preferred Location)
-  Agricultural Area
-  Rural Area
-  Oak Ridges Moraine
-  Environmental Protection Area

## Concession Rd 1 Severances

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County of Northumberland

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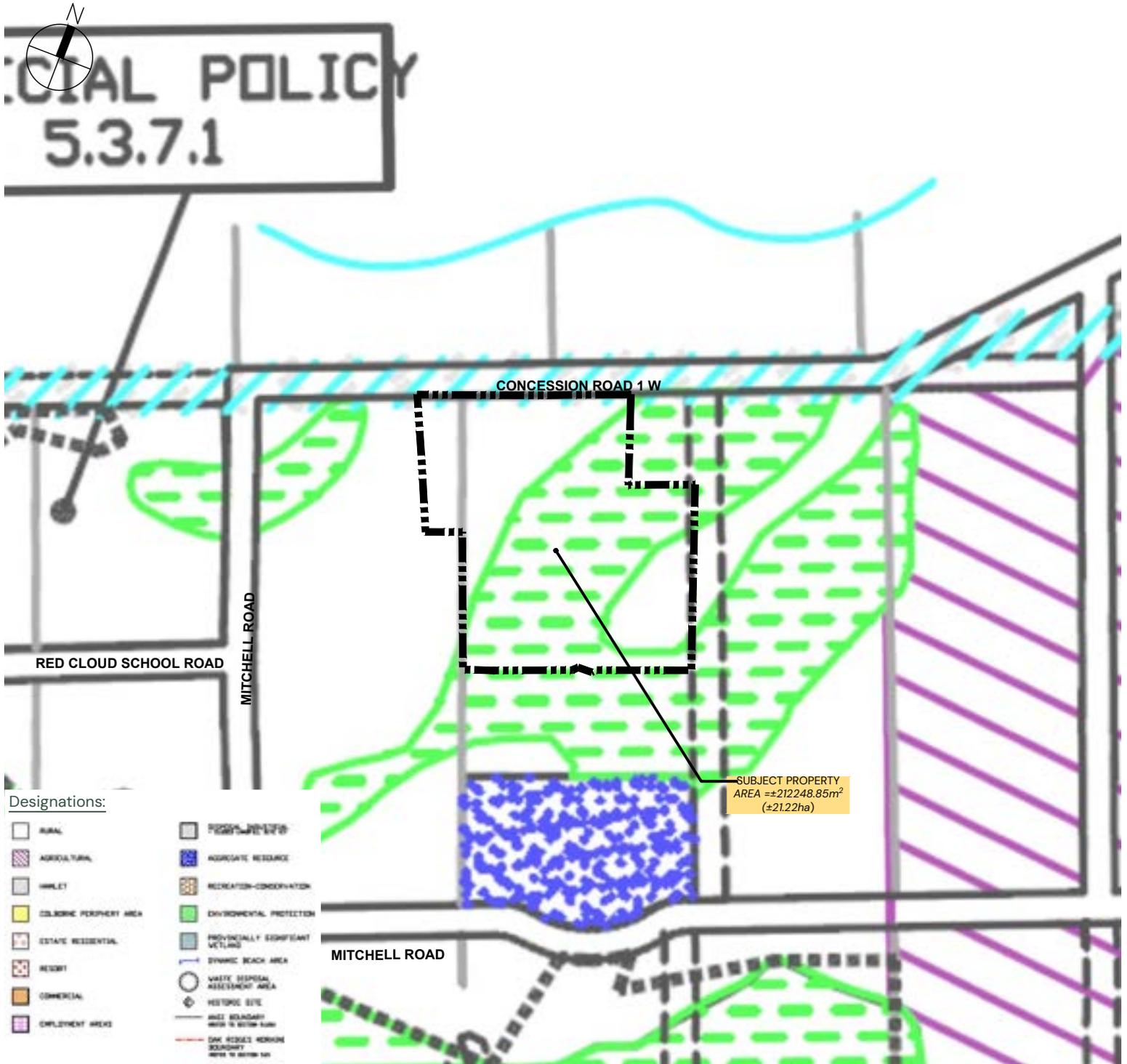
Horiz. Scale: 1:10,000

Date: December 02, 2024

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# Figure 4 – Township of Cramahe Official Plan Schedule 'A' Land Use Plan



Concession Rd 1 Severances

*Randy Voskamp*

Concession Rd 1

Part of Lot 23

Concession 10

Geog. Twp. of Cramahe

Township of Cramahe

County of Northumberland

Project Number: 23-2661

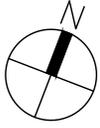
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# Figure 5 – Township of Cramahe Zoning Bylaw Schedule 'A' Map 25 - 26



**Legends:**

- R1 RESIDENTIAL 1 ZONE
- R2 RESIDENTIAL 2 ZONE
- R3 RESIDENTIAL 3 ZONE
- ER ESTATE RESIDENTIAL ZONE
- SR SHORELINE RESIDENTIAL ZONE
- LSR LIMITED SERVICE RESIDENTIAL ZONE
- RU RURAL ZONE
- A AGRICULTURAL ZONE
- RR RURAL RESIDENTIAL ZONE
- GC GENERAL COMMERCIAL ZONE
- VC VILLAGE COMMERCIAL ZONE
- RC RECREATION COMMERCIAL ZONE
- MG GENERAL INDUSTRIAL ZONE
- ME EXTRACTIVE INDUSTRIAL ZONE
- MD WASTE DISPOSAL INDUSTRIAL ZONE
- CF COMMUNITY FACILITY ZONE
- OS OPEN SPACE ZONE
- D DEVELOPMENT ZONE
- ENVIRONMENTAL CONSERVATION ZONE

**Concession Rd 1 Severances**

*Randy Voskamp*

Concession Rd 1

Part of Lot 23

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## 1.4 Supporting Documentation

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Through the pre-consultation process with the Township of Cramahe, the requirement to provide additional studies and information was identified as discussed below.

An evaluation by an environmental consultant was required with regard to potential impacts on unevaluated wetlands in the area. A **Natural Heritage Evaluation (NHE)** has been prepared by Oakridge Environmental (**Appendix A**) to address this concern. The study carried out a detailed analysis of natural heritage features on and in the vicinity of the subject property including a headwater branch of Salt Creek which intersects the proposed retained parcel which has been identified as a key hydrologic feature. The NHE recommended a number of mitigative measures to be implemented in conjunction with development of the lots, including providing for a 30 metre buffer from the wetland associated with the branch of Salt Creek which will extend into proposed Lots 2 and 3. Building envelopes are recommended for all three lots as well as restrictions on tree removal along the Concession Road 1 frontage in order to protect habitat for the red headed woodpecker. The NHE has determined that if the mitigative measures are implemented, the proposal will not have a negative impact on significant natural heritage features and functions.

The Township required calculation of **Minimum Distance Separation (MDS)** requirements from agricultural facilities in the vicinity. Calculations were completed for separation from the facilities at 704 Mitchell Road and 716 Mitchell Road (**Appendix B**). The report for 704 Mitchell Road determined that a separation distance of 165 metres is required whereas separation distances of at least 500 metres will be provided from the proposed lots. With regard to 716 Mitchell Road the report concluded that a separation distance of 162 metres is required, whereas the actual minimum separation distance between the proposed lots and the agricultural facilities is 336 metres. Based upon these reports, the MDS requirements are met for the proposed lots.

The presence of an aggregate operation to the south of the subject property was also raised through the pre-consultation with the requirement that appropriate separation should be maintained in order to ensure land use compatibility. Based upon available mapping the aggregate operation is more than 600 metres from the proposed lots. This meets the separation distance requirements for sensitive uses from pits and quarries in the Provincial the CNOP, the TCOP and the TCZB. A full land use compatibility study has not been completed for the proposal, but based upon the calculated distance, the existence of other residences in the area and the identification of the aggregate operation as a pit in provincial mapping, which requires less separation, our opinion is that a land use compatibility study is not required.



# 2.0 Policy Review

## 2.1 The Planning Act

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Requirements for the consents and the proposed ZBA are found in the *Planning Act* R.S.O. 1990, c.P. 13, as amended (Act) which provides the legislative framework for municipal land use planning. The Act identifies matters of provincial interest, requires that decisions regarding applications be consistent with the Provincial Planning Statement (2024) and conform with provincial plans, and directs planning authorities to prepare Official Plans and Zoning By-laws which provide policy direction and development standards at the municipal level.

These planning policy documents provide the fundamental elements that shape the physical and social structure of our communities. In this section of the report, the proposed consents and ZBA are discussed in the context of these documents.

The authority for municipalities to grant severances emanates from Section 53 (1) of the Act which states:

*(1) An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).*

In addition to the matters noted above, for plans of subdivision and consents, Section 51(24) further elaborates that consideration should be given to the following specific items (excerpts Section 51(24) in *italics*):

- a) *The effect of development of the proposed [consent] on matters of provincial interest as referred to in Section 2:*

Section 2 of the *Planning Act* provides a list of “matters of provincial interest” to which planning authorities must have regard when carrying their responsibilities under the Act. These matters are discussed in the table below:

**Table 1 - Matters of Provincial Interest**

Matters of Provincial Interest	Response
--------------------------------	----------

(a) the protection of ecological systems, including natural areas, features and functions;	The proposed consents are not expected to cause negative impacts on significant natural heritage features and functions. The majority of the area of the proposed lots are outside of the area of significant natural heritage features. Only a small area in Lot 2 and the southeast corner of lot 3 encroach into the buffer area of the wetland adjacent to Salt Creek. There is sufficient area in lots 2 and 3 outside of the buffer area to provide building envelopes that comply with Township standards.
(b) the protection of the agricultural resources of the Province;	The subject property is not expected to negatively impact agricultural resources. The property is not classified as prime agricultural land. MDS calculations were completed for the proposal which demonstrate that the comply with MDS requirements.
(c) the conservation and management of natural resources and the mineral resource base;	The subject property does not contain significant natural resources or mineral resources. An aggregate operation is located to the south of the property, but it is more than 600 metres away which complies with municipal requirements.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The subject property has not been identified as containing any features of significant archeological, cultural, historical ,archeological of scientific interest.
(e) the supply, efficient use and conservation of energy and water;	The proposed consent will create three additional lots using private sewer and water services. They should not affect the supply, efficient use or conservation of energy and water.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed lots with have private sewer and water service. Appropriate rural services are available for the property. The proposed lots will have frontage on a municipal road.
(g) the minimization of waste;	The proposal will not significantly increase waste production.
(h) the orderly development of safe and healthy communities;	The proposal represents modest intensification of the residential use of the property. It will increase the number of residential units in an area where there is demand for rural lots.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Any new buildings associated with the severances will comply with the building code and any accessibility requirements which may be applicable.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The proposal will not cause changes in the provision and distribution of services.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposal will provide additional housing opportunities on the subject property.
(k) the adequate provision of employment opportunities;	N/A
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A
(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	The proposal is not expected to impact the protection of health and safety.
(p) the appropriate location of growth and development;	The proposed lots are within a rural area of a Municipality. They will provide for additional residential units in an area where rural lots are in demand.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	No transit is available in the vicinity of the subject property. However, the proposal represents an appropriate form of development in a rural area.
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The proposal is expected to maintain appropriate built form for the area.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The proposal will not cause a significant increase in greenhouse gas emissions. Any new construction is subject to energy efficiency requirements under the Building Code which ensures minimal impacts to climate change emissions.

*b) Whether the proposed [consent] is premature or in the public interest:*

The proposed consents are not premature and are in the public interest. The site of the proposal is a relatively large rural property located in an area where there is existing residential use. The proposal will result in modest intensification of residential use in the area and will provide desirable and needed rural residential opportunities in the subject area.

*c) Whether the [consent] conforms to the official plan and adjacent plans of subdivision;*

As noted herein, the proposal conforms to the CNOP and the TCOP. Some single detached use is permitted. Given the size of the property and the limited number of lots that will be created, the rural use of the area should not be affected. The proposed lots are appropriately sized to meet the requirements for Rural Residential lots in the TCZB.

*d) The suitability of the land for the purposes for which it is to be subdivided;*

The subject property is located in the rural area of Cramahe Township and is currently used for agriculture. The proposed consent will result in modest intensification of residential use of a small portion of the property. All of the proposed lots have adequate frontage on a municipal road and are sized appropriately. The lands are suitable for the proposed use.

*e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them;*

The subject property fronts on Concession Road which is a municipal road. It is expected that the road can accommodate entrances to the proposed lots and the minor increase in traffic.

*f) The dimensions and shapes of the proposed lots;*

The dimensions of the proposed lots are consistent with other Rural Residential lots. They comply with all standards in the RR zone.

*g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;*

The restrictions on the use of the land are mainly set out in the requirements of the TCZB. Through the application for the ZBA the proposed lots will be rezoned Rural Residential (RR). The proposed severed parcels will comply with the standards for lots in the RR zone.

*h) Conservation of natural resources and flood control;*

The proposal is not expected to have an effect on the conservation of natural resources or flood control. Proposed Lot 3 does not include floodplain area of Salt Creek, and the associated buffer area affects only a small part of the lot and will not encroach into the building envelope.

*i) The adequacy of utilities and municipal services;*

The proposed lots will use private water and sewage services, It is expected that adequate utility services are available to service the severed parcels. .

*j) The adequacy of school sites;*

The proposal represents modest intensification of the use of the subject property. Existing schools should be able to accommodate any increased demand resulting from the proposal.

*k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

The proposal will comply with requirements for the conveyance of land or payment of cash in lieu for parks purposes.

*l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy,*

The dwellings that will be constructed on the lots will meet energy efficiency requirements in the building code.

*m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of the Act;*

The development of the lots will comply with all municipal requirements. However, as noted in Section 41(1.2) of the *Planning Act*, the development of 10 or less residential units is exempt from site plan approval.

Greater detail about the way that the proposed consents conform to the applicable Official Plans and comply with the TCZB is set out later in this report. Given the above, it is our opinion that the application for consent complies with the provisions included in Section 51(24) of the *Act*.

## 2.2 Provincial Planning Statement (2024)

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Land use policies and regulations at the provincial level that affect the subject lands include the Provincial Planning Statement (2024) which on October 20, 2024 was issued by the province to replace the Provincial Policy Statement and Places to Grow: A Growth Plan for the Greater Golden Horseshoe (Growth Plan). Since the latter two documents are no longer in force and effect, their policies are not addressed in this report. The Provincial Planning Statement (PPS) is the only policy statement or provincial plan issued by the province that applies to the subject property.

Under Section 3 of the *Act* decisions affecting planning matters “*shall be consistent with*” policy statements issued under the *Act*. The consistency of the proposal with the applicable policies of the PPS is discussed below.

### 2.2.1 BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES

Section 2.1.4 of the PPS requires planning authorities to provide for an appropriate range and mix of housing to meet the requirements of current and future residents. In addition Section 2.1.6 states that planning authorities should support the creation of complete communities by accommodating an appropriate range and mix of land uses, housing options and other uses to meet long-term needs. The proposed consents and ZBA will add to the range and mix of housing options by creating three additional Rural Residential lots in an area where there is a demand for this type of residential use.

In addition, Section 2.2.1 (b) requires planning authorities to permit and facilitate all housing options to meet the requirements of current and future residents, and all types of residential intensification. The proposal will add to the housing options in the Township. While it technically may not fall into the definition of intensification, it will provide for a more intensive use of the subject property than currently exists.

Section 2.5 includes policies for rural areas in municipalities. In Section 2.5.1, the PPS requires that healthy, viable and integrated rural areas should be supported in part by building on rural character and leveraging rural amenities and assets, using rural infrastructure efficiently, and conserving biodiversity and considering the ecological benefits provided by nature. The proposal is consistent with these policies because the proposed lots are compatible with the rural character of the area, they will use existing rural infrastructure as well as private services, and the NHE completed for the proposal has determined that there will be no negative impacts on significant natural heritage features and functions.

Section 2.6 of the PPS includes policies for rural lands within municipalities. In Section 2.6.1, residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services, is identified as a permitted use within rural lands. It is expected that the site will be able to accommodate private sewage and water services, thereby demonstrating consistency with this policy.

Pursuant to Section 2.6.2. and 2.6.3 the proposed consents and ZBA are a form of development that can be sustained by rural service levels and is appropriate for the rural infrastructure that is available.

Furthermore, as required in Section 2.6.4, the proposed development will not constrain agricultural or resource related uses. As demonstrated herein, the proposal complies with separation requirements related to the aggregate operation to the south. In addition, the calculation carried out for the proposal has demonstrated that minimum distance separation (MDS) requirements are met.

Based upon the above, our opinion is that the proposal is consistent with Section 2.6 of the PPS.

## **2.2.2 INFRASTRUCTURE AND FACILITIES**

Section 3.1 of the PPS includes policies for infrastructure and public service facilities. The proposal is expected to use existing infrastructure and public facilities, including schools and roads, which are expected to accommodate additional demand resulting from the additional dwelling units.

In Section 3.2 and 3.3, the PPS include policies for transportation and transportation infrastructure. The proposal will use existing roads and infrastructure. It should not create additional demand or affect planning for transportation corridors or other types of transportation facilities.

Policies for land use compatibility are included in Section 3.5 of the PPS. Section 3.5.2 requires that planning for sensitive land use in proximity to major facilities shall ensure that adverse effects are minimized. Resource extraction activities are included in the definition of major facilities and therefore the aggregate facility to the south would be included, As stated earlier, the proposed lots will meet the separation distance requirements and therefore will not be negatively impacted by the existing aggregate operation.

Section 3.6 of the PPS includes policies for sewage, water and stormwater. The proposed development is not affected by most provisions of Section 3.6.1. As a development that is planned to use private services, it will be consistent with Section 3.6.1 (f) which requires planning for sewer and water services to be in accordance the servicing options identified in Section 3.6.2 to 3.6.5.

Section 3.6.4 states that when municipal and communal sewer and water services are not available, planned or feasible, individual on-site sewer and water services may be used, provided that site conditions

are suitable for the long term provision of the services with no negative impact. It is expected that site conditions are suitable for the provision of private sewage and water services. The lots have been sized to provide adequate space for standard septic systems and drilled wells. Additional approvals will be required to provide private on site services for each lots.

The policies in Section 3.6.8 provide requirements for stormwater management. Given the type of lots proposed, the proposed development is not be expected to generate significant post development stormwater. However, the proposal will be consistent with the provisions of this section that may be applicable.

In consideration of the above, my opinion is that the proposed development is consistent with Section 3.6 of the PPS.

### **2.2.3 WISE USE AND MANAGEMENT OF RESOURCES**

Section 4.1 of the PPS provides policies for the protection of natural heritage. A scoped Natural Heritage Evaluation (NHE) has been prepared to assess the potential impact of the proposed development on natural heritage features and functions in the area. The recommendations of the NHE include the requirement for a 30 metre buffer adjacent to the branch of Salt Creek and associated wetland that runs through the property.

The 30 metre buffer effects a portion of lots 2 and 3. Also, a buffer to maintain development activities outside of the dripline of trees along the perimeter of the proposed lots is required to protect significant wildlife habitat areas which are predominantly off-site. The presence of two (2) bird species at risk (SAR) have been noted through the NHE. However, nesting habitat of these identified species is located either off-site, or in an area of the property outside of the boundaries of the proposed lots.

The buffer areas are intended to maintain existing vegetation and tree removal in these areas should be minimized. Provided the recommendations of the NHE are implemented, the NHE has concluded that the proposed development will have no negative impact on natural heritage features and functions, as required in Sections 4.1.5 and 4.1.8 of the PPS.

Policies for the protection of water resources are provided in Section 4.2 of the PPS. As required in Section 4.2.1 (b), (e) and 4.2.2 the potential negative impacts of the development on Salt Creek will be minimized and surface and groundwater and their hydrologic functions will be protected in conjunction with the proposal.

The agricultural policies in Section 4.3 are mainly intended to protect prime agricultural areas from the impacts of development. The proposed lots are not within a prime agricultural area and, as stated earlier,

the proposal is not restricted by minimum distance separation requirements resulting from nearby adjacent agricultural uses.

Section 4.5 provides policies for Mineral Aggregate Resources. The policies require the protection of areas that contain mineral aggregate resources. Section 4.5.2.4 requires mineral aggregate operations to be protected from development that would hinder their expansion or continued use or would be incompatible for reasons of public health, safety or environmental impact. As stated earlier, the proposal will maintain required municipal separation distances from the existing aggregate operation and should not hinder its continued use or create a compatibility issue.

Section 4.6 includes policies related to cultural heritage and archaeology. The subject property has not been identified as having cultural or archaeological significance.

### **2.2.4 PROTECTING PUBLIC HEALTH AND SAFETY**

Section 5.2 sets out policies for dealing with natural hazards. Section 5.2.2 (b) requires development to be located outside of hazardous lands adjacent to rivers and streams which are impacted by flooding and/or erosion hazards. The proposed lots are not expected to be impacted by flooding or erosion hazards associated with Salt Creek.

The remainder of the policies in the PPS are not directly applicable to the proposal. In consideration of the above, our opinion is that the proposed consents and the ZBA are consistent with the PPS.

## **2.3 County of Northumberland Official Plan**

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The County of Northumberland Official Plan (CNOP) provides policy direction and a framework for managing growth and land use at the County level. As noted earlier, the subject property is designated as Rural (see: **Figure 3**) in the CNOP which permits some residential use.

### **2.3.1 GUIDING PRINCIPLES**

The guiding principles of the CNOP are provided in Section A2 and include in Section A2.6, ensuring that housing is available to all ages, abilities and income levels and is located in areas near public transit, jobs and essential goods and services. The proposed consents will provide additional housing opportunities. While the subject property is not served by public transit, employment opportunities and many goods and services are potentially within a 20 to 30 minute drive.

Section A2.10 requires the protection of natural heritage features and their ecological function. The measures identified in the NHE are intended to protect the natural heritage features and functions that could be impacted by the proposal.

### 2.3.2 GROWTH MANAGEMENT

The CNOP directs most growth in the County to Urban Areas and Rural Settlement Areas. According to Section B2, a minimum of 80% of growth is to be accommodated in six urban areas in the County. However, Section B3 states that a maximum of 20% of future population and employment growth in the County is forecasted for rural lands. Rural lands include all of the lands that are outside of urban areas, and include rural settlement areas. Close to 8% of this population growth is to be accommodated on Rural Lands in the Township of Cramahe.

The subject property is not within an Urban Area or Rural Settlement Area, but according to the above-noted sections of the CNOP, development within Rural Lands is not restricted to Rural Settlement Areas. It is anticipated that some development can be accommodated on Rural Lands outside of Rural Settlement Areas. Therefore, the subject property can be an appropriate location to accommodate a modest amount of growth, assuming that other relevant policy requirements of the CNOP are met.

Section B7 of the CNOP sets out housing targets to the year 2034 for the local municipalities within the County. The target for low density housing in Cramahe Township is 253 units. The proposed consents will assist the Township in meeting this target.

Section B8.1 sets out policies for servicing growth. Municipal sewer and water services are preferred and where they are not provided municipalities may allow the use of private communal sewer and water services.

Section B14 states that where municipal sewage and water services are not available and private communal sewer and water services are not provided in rural settlement areas, *“individual on-site 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. In rural settlement areas, these services may only be used for infilling and minor rounding out of existing development.”* The policy also addresses cases where partial services may be permitted. However, the servicing policies do not address providing services on Rural Lands outside of Rural Settlement Areas.

While it is clear that the majority of development on Rural Lands is to occur in Rural Settlement Areas, there is no prohibition included in the policies for permitting a limited amount of development on Rural Lands outside of Rural Settlement Areas on private sewer and water services where it is appropriate and

other policies of the CNOP are met. As noted below, the CNOP includes additional policies related to lot creation and residential development within Rural Areas.

### 2.3.3 RURAL AREAS

Policies regarding the five land use designations in the CNOP including the Rural designation are set out in Section C of the CNOP. The policies for the Rural Areas designation are provided in Section C4.

The objectives for Rural Areas are provided in Section C4.1 and include the following in subsection (g) and (h):

*g) To provide for residential uses and lands that are not constrained or protected for their resource value;*

*h) Preserve the open space character of the rural landscape.*

The proposed consents and ZBA conform to the above objectives. The locations of the proposed lots are not constrained or protected for their resource value. The southeast corner of lot 3 and a small part of lot 2, are within the buffer area of a portion of Salt Creek and its associated wetland. However, as demonstrated through the NHE, the use of the lots for residential purposes is not constrained by the creek, wetland and buffer. The locations are appropriate for residential use.

Policies for lot creation in the Rural Areas designation are set out in Section C4.3 and state:

*a) The creation of more than three units or lots through either plan of subdivision, consent or plan of condominium on one property is permitted provided the lands were zoned or designated for the type and amount of development in a local Official Plan on June 16, 2006; and,*

*b) Lot creation that is not subject to sub-section C4.3 a) of this Plan shall be governed by the policies of the local Official Plan, recognizing that urban areas and rural settlement areas shall be focus of growth.*

The date that the subject property was placed in the Rural Designation in the TCOP and the Rural zoning in the TCZB is not clear. However, through Section C4.3 (b) above, permissions for consents are deferred to the policies in the TCOP.

The permitted uses in the Rural designation are provided in Section C4.4 and include through Section C4.4 (b) permanent and seasonal dwellings.

In view of the above provisions, the proposed consents would be permitted under the CNOP as long as the policies in the TCOP would permit them.

Section C6 sets out policies for areas within the Environmental Protection area designation. However, the portion of Salt Creek that runs through the property is not shown in a separate designation on Schedule “A” to the CNOP. Therefore, the policies in Section C6 do not apply to the proposal.

### **2.3.4 RESOURCE AREAS AND CONSTRAINT AREAS**

In Section D the CNOP provides policies for resources areas and constraint areas. Schedule B of the CNOP which identifies Resource Areas and Constraint Areas includes the section of Salt Creek that runs through a portion of the subject property. The objectives in Section D1.1 include establishing a natural heritage system for the County and the following:

- c) Maintain, improve and where possible, restore the health, diversity, size and connectivity of natural heritage features, hydrologically sensitive features and related ecological functions;*
- d) Maintain natural stream form and flow characteristics and the integrity and quality of watercourses;*
- e) Ensure that only land uses that maintain, improve or restore the ecological and hydrological functions of the natural heritage and hydrologic features are permitted;...*
- h) Ensure that development is appropriately setback from significant natural heritage features;*

The proposal will conform to the above-noted objectives by protecting the natural heritage features in the area through the recommendations in the NHE, by maintaining the natural flow, integrity and quality of the section of Salt Creek that flows through the property, by ensuring that ecological function and hydrological function is maintained and by implementing appropriate development setbacks from significant natural heritage features.

The components of the natural heritage system are identified in Section D1.3. They include the habitat of endangered and threatened species, significant wildlife habitat and other wildlife habitat areas, non-provincially significant coastal wetlands and other wetlands, and watercourses.

Section D1.5 (a) prohibits development in significant wetlands and Section D1.5 (b) requires that for significant woodlands, significant valleylands, non-significant coastal wetlands, significant wildlife habitat and Significant Areas of Natural and Scientific Interest, development will not be permitted unless it has been demonstrated that there will be no negative impact on the natural heritage features or their ecological functions. In addition, Section D1.5 (d) prohibits development in the habitat of endangered and threatened species except in accordance with provincial and federal requirements.

Section D1.6 includes specific policies for protecting the habitat of endangered and threatened species. They include in Section D1.6 (d) the requirement for an assessment by a qualified professional to determine potential impacts of development proposals on the habitat of endangered and threatened species.

Section D1.7 of the CNOP includes specific policies for the protection of significant wildlife habitat. They include the requirement for an assessment of proposed development sites for the presence of significant wildlife habitat for specific types of applications, including a change in land use that requires an approval under the Act. The proposed ZBA to establish the Rural Residential land use would fall under this category.

The NHE completed for the property has identified potential significant wildlife habitat in the area, the habitat of species at risk, and an unevaluated wetland associated with Salt Creek. The NHE has concluded that with the implementation of the described mitigative measures the proposal can proceed without causing negative impacts on these features and functions. The NHE addresses the requirements of all of the above-noted policies. Any provincial or federal requirements regarding the species at risk will be met.

In Section D1.9.2 the CNOP provides policies for adjacent lan

ds to natural heritage features. The policies require that an Environmental Impact Study be carried out when development or site alteration is proposed on adjacent lands which demonstrates that there will be no negative impact on the natural heritage feature or its ecological function.

The purpose and requirements for Environmental Impact Studies are stated in Section D1.9.3. The scoped NHE completed for the proposal conforms to the above-noted policies, It has been completed according to the requirements in Section D1.9.3 and it has determined that the proposal will not have a negative impact on significant natural heritage features or ecological functions.

Section D1.12 includes policies related to watercourses in Northumberland County. In Section D1.12.2 the CNOP recognises the importance of the ecological function of all watercourses. Section D1.12.2 (c) states that new development should be located a minimum of 30 metres from the stable top of bank of a watercourse. The proposed 30 m. setback from the unevaluated wetland that is recommended in the NHE should satisfy this requirement.

Section D2.of the CNOP contains policies related to water resources. Section D2.1 (b) requires minimization of potential impacts on the quantity and quality of water. Section D2.1. (e) requires implementing necessary restriction on development and site alteration to protect, improve and restore vulnerable surface and groundwater, sensitive surface water features, sensitive groundwater features and their ecological function.

The section of Salt Creek that runs through the subject property is a headwater branch and it considered to be a key hydrologic feature. The NHE has considered potential impacts of the proposal on the headwater branch of Salt Creek. Mitigative measures are recommended in the report including maintaining the 30 m. buffer from the wetland associated with the watercourse. The NHE has concluded that with the mitigative measures the watercourse will be protected and there will be no impact on the key hydrologic feature.

Section D2.2 of the CNOP restricts development near sensitive surface and groundwater features so the features and their hydrologic function will be protected. It also states that mitigative measures may be required to protect these features.

The recommendations of the NHE will be implemented in conjunction with the development of the proposed lots which will protect the sensitive surface and groundwater features in the area and their hydrologic function.

Section D2.4 of the CNOP provides stormwater management policies. Through Section 2.4 (b) the preparation of stormwater management plans are required for new developments consisting of four or more lots. In view of this requirement and the size of the proposed lots, a stormwater management plan has not been required for the proposal. The development of the proposed lots should have substantial areas that remain in a vegetated state and are able to absorb stormwater. However, the development of the lots will comply with stormwater management measures that may be required.

Section D3 of the CNOP sets out policies for cultural heritage resources, including archaeological resources. The subject property has not been identified as a location containing heritage resources or archaeological resources.

Section D5 of the CNOP provides policies related to Mineral Aggregate Resources. The objectives in Section D5.1 include protecting areas of mineral aggregate resources and protecting existing mineral aggregate operations from activities that would hinder their continued use or expansion. In addition, Section D5.3.2 requires protecting mineral aggregate operation from development and activities that would hinder their continued use or expansion or which would be incompatible. Section D5.3.2 (b) states in part:

*b) When new development requiring a Planning Act approval is proposed within 300 metres of a pit (or 150 metres if the floor of the pit is above the water table) or 500 metres of a quarry, the approval authority shall be satisfied that the proposed use is compatible with the current and future operation of the pit or quarry....*

Provincial mapping identifies the aggregate operation to the south of the subject property as a pit. However, the proposed lots are located more than 600 metres from the aggregate operation.

Section D6 of the CNOP includes policies for Natural Hazards. Section D6.2 prohibits development in areas that would be rendered inaccessible during flooding events and within areas that are considered floodways.

The proposed lots have not been identified as containing areas susceptible to flooding.

Section D6,3 states that areas in the County are subject to Ontario Regulations and require the approval of a Conservation Authority. Portions of the subject property are within the area of Ontario Regulation 41/24 and are under the jurisdiction of the Lower Trent Conservation Authority. The requirements of the Conservation Authority regulation have been considered and incorporated into the recommendations for development of the proposed lots as set out in the NHE. If permits are required from the conservation authority for the development of the lots, they will be obtained.

In consideration of the above, our opinion is that the proposed consents and ZBA conform to the above-noted policies of Section D of the CNOP.

### **2.3.5 GENERAL DEVELOPMENT POLICIES**

Section E1 contains policies that apply to the subdivision of land. Section E1.2 states that the approval authority shall only approve consents that comply to the CNOP and the applicable local Official Plan and the approval authority may apply conditions requiring the applicants to enter into agreements with the County and/or local municipality.

The Applicant is prepared to enter into appropriate agreements that may be required for approval of the consents.

General criteria for the approval of consents are included in Section E1.5.1 of the CNOP. It states the following:

*Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot. Prior to issuing provisional consent for a new lot for any purpose, the approval authority shall be satisfied that the lot to be retained and the lot to be severed:*

- a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis unless otherwise permitted in the local Plan;*
- b) Does not have direct access to a County Road, unless the County permits a request for access;*

The proposed lots will have frontage on Concession Road 1 which is a Township Road that is maintained year-round as required in part (a). Pursuant to part (b), the lots will not have access to a County Road.

*c) Will not cause a traffic hazard;*

Given the small number of lots proposed, the consents are not expected to cause a traffic hazard as required in part (c).

*d) Has adequate size and frontage for the proposed use in accordance with the local zoning by-law;*

*e) Notwithstanding d) above, where a zoning by-law amendment or minor variance is required, approval of such amendment or variance shall be included as a condition of the approval of the consent;*

The proposed lots will have adequate size and frontage in compliance with the lot regulations of the Rural Residential (RR) Zone, which is the proposed zoning for the subject parcels as required in part (d). The proposed ZBA is intended to place the proposed lots in the Rural Residential Zoning which can be applied as a condition of approval pursuant to part (e). Details of the proposed ZBA can be found in Section 2.5 of this Report.

*f) Can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services;*

*g) Will not have a negative impact on the drainage patterns in the area;*

Regarding part (f) the proposed lots can be serviced through private services. They will not have a negative impact on drainage patterns pursuant to part (g).

*h) Will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;*

The proposed consents should not restrict the development of other lands as required in part (h).

*i) Will not have a negative impact on the significant features and functions of any natural heritage feature; in this regard, lots should be restricted in size in order to conserve other lands in larger blocks for natural heritage purposes;*

As demonstrated through the NHE, the proposed development will not have negative impacts on natural heritage features and functions pursuant to part (i).

*j) Will not have a negative impact on the quality and quantity of groundwater available for other uses in the area;*

*k) Will not have an adverse effect on natural hazard processes such as flooding and erosion;*

The proposed consents are not expected to have a negative impact on the quantity and quality of groundwater as required in part (j) and they are not expected to have adverse effects on flooding and erosion processes as required in part (k).

*l) Is large enough to support the development of buildings, structures and septic systems that are no less than 30 metres from the high water mark of a lake or cold water stream; or as identified in accordance with Policy D1.12.2 c) of this Plan.*

The proposed lots are large enough to support the construction of buildings structures and septic systems and maintain appropriate setbacks pursuant to part (l).

*m) Conforms with the local Official Plan; and,*

*n) Will conform to Section 51 (24) of the Planning Act, as amended.*

As required in part (m), the proposed consents will conform to the requirements of the TCOP as demonstrated later in this report and will have regard for the requirements in Section 51 (24) of the Act pursuant to part (n).

In view of the above, the proposed consents conform to the requirements of Section E1.5.1.

Section E2 of the CNOP sets out policies related to transportation. The policies that apply to various types of road in the County are provided in Section E2.2. Concession Road 1 is identified as a local road on Schedule C of the CNOP.

The policies in Section E.2 include requirements for the dedication of site triangles and road widenings. Entrances to Concession Road 1 are required for the proposed lots, and requirements that may be applied by the County and Township will be incorporated into the proposal. However, there has been no indication that dedications for site triangles or road widenings will be required for the proposed lots.

The remainder of the policies in Section E2 deal with matters that do not appear to be directly applicable to the proposed consents.

In consideration of the above, our opinion is that the proposed consents and ZBA conform to Section E2 of the CNOP.

The remainder of the CNOP is not directly applicable to the applications for the consents and to the ZBA.

Therefore, based upon the above, our opinion is that the proposed consents and the ZBA conform to the requirements of the CNOP.

## 2.4 Township of Cramahe Official Plan

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The Township of Cramahe Official Plan (TCOP) provides policies for land use and development within the Township and is based on planning requirements at the Provincial and County levels. As stated earlier, the subject property is designated as Rural and Environmental Protection in the TCOP. The majority of the property is within the Rural designation. The Environmental Protection designation applies to the section of Salt Creek that runs through the property and the area immediately adjacent to the Creek.

### 2.4.1 GOALS AND OBJECTIVES

The Goals and Objectives of the TCOP generally discourage residential development in rural areas other than in existing hamlets. However, in Section 4.2.2, the TCOP states that a limited amount of residential development may be permitted in rural areas through non-farm residential infilling by consent subject to the Northumberland County Growth Strategy and the Township's severance policies. The proposed consents can be considered infilling in view of other rural residential development in the area. Furthermore, the proposed consents can be permitted under the County Growth Strategy and as discussed later in this report, they conform to the Township's severance policies.

The goals and objectives for Environmental Lands are provided in Section 4.5 of the TCOP. The objectives in Section 4.5.1 include in part (a) the requirement to identify areas subject to natural hazards and before development can take place, to demonstrate through an appropriate study that there will be no negative impact on natural heritage features or their ecological functions. The proposed development will maintain appropriate setbacks from the branch of Salt Creek on the property and the NHE has demonstrated that the proposed development will have no negative impact.

Section 4.5.1 (b) requires identifying locally significant wetlands and ensuring their conservation and management. The proposed development will maintain appropriate setbacks from the wetland associated with Salt Creek and the NHE has determined that there will be no negative impact.

In Section 4.5.1 (c) the TCOP states that there should be no negative impact on wildlife habitat for animals that are significant. The NHE has determined that with the implementation of its recommendations, there will be no negative impact on significant wildlife habitat.

The objective in Section 4.5.1 (d) requires that development does not negatively impact habitat and spawning environments which are essential for the health of flora, fauna and fish populations. The NHE has considered the potential impacts on the above-noted areas on the subject property and adjacent lands and has determined that the proposal will have no negative impact.

Section 4.6 provides objectives for natural resources which include mineral aggregate areas. Section 4.6.2 (a) requires that new development does not impact the development of an existing natural resource including mineral aggregate deposits and woodlots. As noted earlier, the proposed development will maintain required setback distances from the aggregate operation located to the south.

Section 4.6.2 (c) encourages the use of sound management practices which will ensure the protection of wildlife, wildlife habitat, fish habitat and populations and woodlots. The proposed NHE includes recommendations to ensure that significant natural heritage features in the vicinity of the development will be protected.

Section 4.6.2 (e) encourages the conservation and protection of significant woodlands. The proposed development should not negatively impact woodlands in the area or require any significant tree removal.

Section 4.6.2 (f) requires the protection of ground and surface water resources through the submission of hydrogeological assessments and surface water assessments which verify that new development will not adversely impair water quality and quantity. A hydrogeological assessment has not been required for the proposal. However the NHE assessed potential impacts on a Key Hydrologic Feature, the section of Salt Creek which runs through the property, and determined that there will be no negative impact.

In consideration of the above, our opinion is that the proposed consents conform to and will assist with achieving the above-noted objectives.

Section 4.7 and 4.8 of the TCOP provide objectives for parkland and transportation respectively, The objectives are not directly relevant to the proposal. However, the proposal will conform to the parkland dedication and transportation policies that may be applicable to the consents.

Section 4.10 includes objectives for Archaeological, Built Heritage and Cultural Heritage Resources and require that they should be conserved. The subject property has not been identified as an area which requires a cultural heritage or archaeological assessment.

In view of the above, my opinion is that the proposal conforms to the applicable goals and objectives in Section 4.1 to 4.11 of the TCOP.

## 2.4.2 LAND USE POLICIES

Section 5.1 of the TCOP includes general development policies. Population projections for the Township are provided in Section 5.1.2.1.1. In Section 5.1.2.1.3, objectives are included for urban and rural settlement areas. In this section it stated that the Township shall direct 85% of growth to the Colborne Urban Area and the remaining 15% to all rural areas of the Township. It states that growth in the rural areas will be encouraged to locate in the three Hamlet areas of the Township, which do not include the subject property. However, some limited development in other rural areas of the Township would be permitted through this section of the TCOP.

Section 5.1.2.1.7 sets out objectives for growth in agricultural and rural lands. Section 5.1.2.1.7.(b) of the TCOP states:

*The creation of new lots in the Rural designation is generally discouraged, however, limited rural consents may occur under the policies outlined in Section 6.2.3.*

The proposal represents limited consents in a rural area and therefore it is permitted under the above policy. The policies in Section 6.2.3 are addressed later in this report.

Section 5.1.2.1.9 requires all development to have regard for the character and quality of established neighbourhoods. While the subject property is within a rural area, not within a neighbourhood, the proposed consents will create lots and a form of development that is similar to and compatible with existing development in the area.

Section 5.1.4 includes a policy for unserviced development:

*All development that is not to be serviced with municipal sewer and water must have the approval of the appropriate authorities before proceeding. The minimum lot size for any unserviced development shall be in accordance with the relevant sections of this Plan, although the approval authorities may increase these minimum standards and impose other conditions or restrictions where necessary in the interests of the health and safety of the residents of the Township.*

The proposed lots are planned to have private sewer and water services. All required approvals for the services will be obtained. The proposed lots meet the lot size requirements for the Rural Residential zone which is the category that will be applied to the proposed lots through the ZBA.

The policies in Section 5.1.11 set out requirements for environmental reviews. It states in part:

*5.1.11 To ensure that development will not be subject to risk from natural hazards, nor have adverse impacts on natural features, or ground or surface water resources, Council may require applicants*

*to prepare and submit an environmental report (as outlined in Section 5.1.11.1) when considering the following types of proposals: ...*

*d) Proposals on or adjacent to environmentally sensitive areas...*

*Environmentally sensitive areas include lands that contain inherent biological values as significant wildlife habitat of endangered and threatened species, watercourses, Areas of Natural and Scientific Interest, significant valley lands, provincially or locally significant wetlands, significant woodlands and other locally significant natural areas. Environmentally sensitive areas may also possess one of the following characteristics: flood susceptibility, poor drainage, organic soils, erosion prone soils or steep slopes.*

The presence of the watercourse and associated wetland that affect part of the subject property initiated the requirement for the NHE by Oakridge Environmental. As discussed previously, the NHE also identified significant wildlife habitat and the habitat of species at risk. The NHE has been completed to provide protection to these features.

Section 5.1.11 also states that no development or site alteration is permitted within significant wetlands or within significant portions of endangered and threatened species habitat. The NHE completed for the proposal includes recommendations to provide appropriate buffer from the wetlands and to ensure the protection of species at risk habitat.

Section 5.1.11 states that the extent of adjacent lands and the scope of the environmental report should be determined by Council in conjunction with the conservation authority and other relevant agencies. The NHE that has been prepared has considered requirements for adjacent lands and has been scoped based upon comments from the Township and with an understanding of the requirements of the Lower Trent Conservation Authority and other agencies.

Section 5.1.11.1 provides matters to be considered in preparing an environmental report. The NHE prepared for the proposal has considered these factors.

Section 5.1.11.2 includes requirements for information that should be included in environmental reports. The NHE completed for the proposal contains the required information and conforms to this policy.

The proposed consent conform to the policies in Section 5.1.11 of the TCOP.

Section 5.1.12 includes servicing policies and it states that full municipal sewer and water services are the preferred form of servicing in urban and rural settlement areas and communal services are preferred when servicing multiple units/lots where municipal services are not available and site conditions are suitable. It also states Section 5.1.12 (c):

*c) 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.*

The intent is to service the proposed lots using private individual on-site systems. Site conditions appear to be suitable and the NHE has included recommendations related to private servicing of the lots. Furthermore, the proposed lots will be of a sufficient size to accommodate standard septic systems and wells.

Section 5.1.12 also refers to the need for a servicing options study to be completed where municipal services are not available and for the completion of a hydrogeological assessment where it is determined that private sewage and water systems are appropriate. Through the pre-consultation process for the proposed consents, an environmental study was required to assess the impact on natural heritage features and functions and the key hydrologic feature, which is the headwater section of Salt Creek. The site appears to be suitable for private sewer and water services and the NHE has addressed some requirements for private servicing. If a hydrogeological assessment is required it can be completed as a condition approval of the consents.

Section 5.1.13 contains policies related to stormwater management. It states that stormwater runoff from development shall be controlled and no development will be permitted that will have a significant impact on local and area-wide drainage patterns. It also states in section 5.1.13 (h):

*h) A residential development or redevelopment proposal involving minor infilling on an existing lot of record or on a new lot created by consent, or the minor extension of an existing built-up residential area not involving a plan of subdivision or a project which is subject to Site Plan Control, generally will not require the preparation of a stormwater management plan. Prior to the issuance of a building permit, Council must be satisfied that drainage from the development will not adversely affect adjacent properties or an existing watercourse.*

The preparation of a stormwater plan has not been required for the proposal. Given the size of the lots and the location of the property, it is not expected that there will be significant impacts from stormwater runoff from the proposed lots.

In Section 5.1.15, the TCOP provides policies for housing. The section states that when reviewing development proposals regard shall be had for the need for providing a full range of housing types and densities including affordable housing. It also states that the Township shall establish minimal housing targets through housing studies undertaken in conjunction with the County.

The proposal will add to the full range of housing types by providing a modest number of single detached units in a rural area. It will assist in meeting the Township's housing targets.

Policies related to cultural heritage and the conservation of archaeological resources are set out in Section 5.1.23 of the TCOP. The policies in this section state that all new development shall have regard for heritage resources and where possible incorporate them into plans. Council may require the preparation of a heritage impact study when a development is identified as potentially having an adverse impact on heritage resources.

It further states that areas of archaeological potential are determined through provincial screening criteria and that Council may require an archaeological assessment before construction or site alteration as a condition of development approval.

There has been no need for an archaeological assessment or a Heritage Impact assessment identified for the subject property. If an archaeological assessment is required as a condition of development approval, it can be completed at the appropriate time.

Section 5.1.25 provides policies for the protection of significant wildlife habitat and endangered and threatened species. The policy states that Council shall have regard for the potential impact of any development or change in land use in or in adjacent areas to significant wildlife habitat and areas of endangered and threatened species. It also states the following:

*Development may be permitted in significant wildlife habitat if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area has been identified.*

*Development and site alteration will not be permitted in significant portions of the habitat of endangered or threatened species in consultation with the Ministry of Natural Resources or via endangered/threatened species information/mapping provided by the Ministry of Natural Resources.*

The NHE completed for the proposal has determined that with the recommended mitigative measures, the proposal will have no negative impact on significant wildlife habitat. It has also determined that with the recommended mitigative measures there will be no negative impact on endangered and threatened species and their habitat.

Section 5.1.28 of the TCOP states that the straightening, changing, filling, diverting or interfering with the existing channel of any watercourse shall not occur without the written consent of the local conservation authority and/or the Ministry of Natural Resources. The proposed development does not involve and changes to the existing channel of the watercourse. An appropriate setback and buffer to protect the wetland associated with Salt Creek is recommended in the NHE.

Section 5.1.29 provides requirements for the separation of incompatible uses. It states in part:

*Council shall generally require that potentially conflicting land uses be adequately separated for the purpose of minimizing or reducing adverse effects of one land use upon another....*

The proposed lots are considered to be a sensitive use and are located to the north of an existing aggregate operation. As stated previously, the separation distance between the proposed lot and the aggregate operation is more than 500 metres which conforms to the requirements in the NCOP. It is expected that this separation distance meets all requirements.

Section 5.1.30 of the TCOP requires new development to comply with minimum separation distance (MDS) formula and criteria established by provincial Ministries. As noted previously MDS calculations have been completed for the proposed lots and they meet the required separation distances.

#### **2.4.2.1 RURAL DESIGNATION**

Section 5.3 of the TCOP provides policies for the Rural designation and it states:

*The "Rural" designation recognizes lands which are of marginal value for agriculture and have potential for non-agricultural development. The main purpose of this designation is to protect these lands from indiscriminate and haphazard development and by directing low intensity rural uses into these areas, thereby protecting agricultural development.*

From the above, it is clear that the intent is to provide for some low intensity non-agricultural uses to lands designated as rural as a way of protecting lands of higher agricultural value.

Permitted uses in the Rural designation are identified in Section 5.3.1. It states in part:

*Permitted uses shall include agricultural uses and commercial and industrial uses clearly oriented to either farm service or production as defined in Section 5.2.1, forestry management, resource management uses, passive recreational uses, parklands, community and institutional facilities, wayside pits and quarries, and existing uses....*

*Limited residential uses in the form of one single unit per lot may also be permitted in the Rural designation.*

The primary uses in the Rural designation are intended to be those that serve agriculture, and resource-based uses such as forest management, resource management, etc. However, as indicated above, limited residential use is also permitted. In view of the size and characteristics of the subject property, our opinion is that the three proposed lots, which will contain a single detached unit, represents limited residential use.

Section 5.3.3 requires development to comply with MDS requirements. As stated above, the proposal complies with MDS separation distances.

#### **2.4.2.2 ENVIRONMENTAL PROTECTION DESIGNATION**

Section 5.13 includes policies for the Environmental Protection designation. It states that the Environmental Protection designation applies to lands having an inherent physical hazard such as flood susceptibility and it can also apply to lands having biological or ecological significance.

Section 5.13.1 sets out permitted uses and it states in part:

*Lands designated as Environmental Protection are primarily intended for protection and conservation of the natural land and/or environment, and should be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards....*

The portion of Salt Creek and the adjacent wetland area is designated Environmental Protection in the TCOP. There is no intent to alter the area that is within the Environmental Protection designation. The NHE has determined has identified an appropriate buffer area from the wetland that is to remain in a vegetated state. It determined that if the recommended mitigative measures are implemented there will be no negative impact on the wetland and on the features in the area in the Environmental Protection designation.

Section 5.13,2 prohibits the location of buildings and structures in the area designated Environmental Protection, except those necessary for flood and erosion control and those required for watercourse protection or essential utilities. No buildings or structures are proposed to be located in the are designated as Environmental Protection in conjunction with the proposal.

In Section 5.13.2 it also notes that where a conservation authority regulation is in place, no placing or removal of fill shall take place without Conservation Authority approval.

The proposal will comply with the requirements of the Conservation Authority's regulation.

Section 5.13.4 includes policies for permitting some development in areas designated as Environmental Protection. Section 5.13.4 (a) states that where an environmental study determines that an area designated as Environmental Protection is not environmentally sensitive or hazardous, development consistent with adjacent land uses may be permitted. Section 5.13.4 (b) excludes areas that are within the floodplain and provincially significant wetland from being considered for development through part (a).

Section 5.13.5 includes requirements for applications to redesignate lands that are within the Environmental Protection designation for other purposes.

There is no intent with the current application to develop portions of the property that are within the Environmental Protection designation. An area at the southeast corner of proposed lot 3 will be within the identified buffer area of the wetland associated with Salt Creek. However, there is no intent to develop or alter this area and this area is within the Rural designation.

### **2.4.3 THE DIVISION OF LAND**

Section 6.2 includes requirements for severances. In Section 6.2.1.1 the TCOP limits the maximum number of lots to be created by severance to three. The proposed creation of three residential lots through consent conforms to this requirement.

Section 6.2.1.2 requires that there be compatibility between the proposed land use and existing land uses. The area surrounding the subject property is characterized by rural residential, agricultural and other rural uses. The creation of three appropriately sized residential lots will be compatible with existing uses. The MDS calculation completed for the proposal has determined that appropriate separation distances will be maintained. Also the required separation will be maintained from the aggregate operation located to the south.

Section 6.2.1.3 requires lot sizes created through severances to be appropriate for the use proposed and the services available. The proposed lots will meet the size requirements of the TCZB for the Rural Residential zone.

Section 6.2.1.4 requires that the severed and retained parcels created through severance to have frontage on a public road that is maintained year round, The three proposed lots and the retained parcel will have frontage on Concession Road 1.

Section 6.2.1.5 requires the severed and retained parcels to comply with the Township's zoning By-law. The policy indicates that severances can be granted on condition of applying for a zoning by-law amendment. This proposal includes an application for a ZBA.

Section 6.2.1.6 states that severances may only be granted when it has been established that soil and drainage conditions are suitable to permit the siting of buildings, to obtain sufficient potable water and to permit an adequate means of sewage disposal for the retained and severed parcels. The lots are sized to be able to accommodate required buildings and private services.

Section 6,2,1.7 states that in general residential severances shall be encouraged as infilling in Colborne, in areas designated Hamlet or as clusters of houses in rural and agricultural areas in an effort to promote orderly and controlled development. The proposed consents will create three lots along Concession Road 1. While not a residential cluster, Lots 2 and 3 are next to each other and adjacent to another residential

property. Lot 1 is further removed, but the lots in conjunction with existing development will have some of the function of a cluster.

Section 6.2.1.8 states that severances shall not be considered where access may create a traffic hazard because of limited sight lines, curves or grades. It is not expected that any hazards will be created by access from the lots onto Concession Road 1.

Section 6.2.1.10 of the TCOP states that a parkland dedication or cash in lieu and the dedication of land for future road widenings or other purposes may be required. Requirements for parkland dedication and any other required dedications will be met.

Section 6.2.1.13 states that severances in environmentally sensitive areas shall not be granted unless sufficient area is available outside of the environmentally sensitive area to accommodate the development and associated services in accordance with the policies of the TCOP. As demonstrated through the NHE, sufficient area is available for the development of the proposed lots while maintaining appropriate buffers from the wetland area associated with Salt Creek.

Sections 6.2.1.14 and 6.2.1.15 require compliance with the requirements regarding aggregate resources areas and MDS separation. As stated earlier, separation distance requirements from the aggregate operation and regarding MDS are met by the proposal.

Section 6.2.1.19 states that severances which create new lots will not be permitted on lots which have been previously created by consent for non farm use. The subject property was not subject to a previous consent.

Section 6.2.1.20 sets out conditions that may be applied to consents. It states:

*Conditions of consent may be established and, without limiting the foregoing, the following conditions may be applied:*

- a) Registration of notices on title through a consent agreement in accordance with the policies of this Plan;*
- b) Undertakings for the merging of lands on title under the same owner's name;*
- c) Responsibility for surveying and fencing;*
- d) Adequate provision for stormwater management;*
- e) Payment of all applicable development charges, dedications and property taxes; and*

*f) Responsibility for the construction of a suitable private water well source.*

All of the above requirements will be met if they are applied as conditions of the consents.

Section 6.2.3 includes special severance policies for the rural designation. It states that fragmentation of land holdings in the rural designation shall be discouraged.

Section 6.2.3.1 states the following:

*6.2.3.1 Non-Farm Residential Severances Limited non-farm residential lot severances shall be permitted in the Rural designation in accordance with the following:*

*a) The proposed lot and uses will not conflict with adjacent farming activity;*

*b) The creation or extension of residential strip development shall be discouraged.*

*c) A residential lot severance in the Rural designation may be considered if the effect of such a severance is for residential infilling. For purposes of this section, “infilling” means the creation of a residential lot between two existing non-farm residences which are on separate lots which are situated on the same side of a public street and the non-farm residences are separated by no more than approximately 75 metres.*

The proposed severances will not result in fragmentation of the land holding, The subject property is approximately 21.22 hectares in size and the consents will remove a relatively small portion of the property from its existing use. All of the lots front on Concession Road 1 and Lots 2 and 3 are adjacent to an existing residential lot.

The proposed lots do not strictly meet the above definition of infilling. The proposed lots are between two existing residential lots, but they are separated by more than 75 metres.

However, our opinion is that the general intent of the above policy is met by the proposal.

#### **2.4.4 TRANSPORTATION**

Section 7.1.3 is a policy that applies to Township roads. It states that Township roads are designed to take a lower volume of traffic than County Roads and Provincial Highways. They are intended to serve a local traffic function.

Section 7.2.1 is a policy that deals with road widening requirements. It states that based upon minimum road widths, appropriate road widening dedications will be required as a condition of granting consents.

Concession Road 1 is a Township road according to Section 7.2 the minimum right of way width should be 20 metres. If required a road widening dedication will be provided in conjunction with the proposal.

The remaining policies in the TCOP are not directly applicable to the proposal. Based upon the above my opinion is that the proposed consents and the ZBA conform to the TCOP.

## 2.5 Township of Cramahe Zoning By-law No. 2008-18

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As noted previously the subject property is zoned Rural (RU) and Environmental Conservation (EC) in the Township of Cramahe Zoning By-law No. 2008-18 (TCZB) (see: **Figure 5**). The EC zone applies to the section of Salt Creek and part of the adjacent unevaluated wetland area that runs through a part of the property.

Based upon Zoning Maps No. 25 and 26 the entirety of the proposed lots is within the Rural Zone. However, only a portion of the wetland area adjacent to Salt Creek identified in the NHE is included in the EC zone. Based upon the direction provided in Section 2.4 of the TCZB regarding interpretation of the zone schedules, the extent of the EC zone in the vicinity of Salt Creek must be, "... *the distance as scaled from the Zone Schedule.*" When scaled from the maps, the location of the EC zone only includes the area immediately adjacent to Salt Creek and it is well removed from the lots.

Through the proposed ZBA, the residential use of the proposed lots will be brought into conformity with the TCZB, The ZBA will place the proposed lots in a Rural Residential (RR) zone. The wetland buffer recommended in the NHE will encroach into a small area in the southern part of Lot 2 and the southeast corner of Lot 3. In order to provide additional protection to the wetland buffer area, the proposed ZBA will extend the EC zone from its current location adjacent to Salt Creek onto Lots 2 and 3 to include the buffer area.

While the unevaluated wetland area identified in the NHE includes a larger area of the proposed retained lands than the area zoned EC in the TCZB, there is no need at present to change the zoning on the majority of the retained lands. Only a small area of the retained lands to the south of Lots 2 and 3 where the EC zone will be extended to include the buffer area on these lots, is proposed to be changed from Rural to EC. The proposed changes to the zoning categories through the proposed ZBA are illustrated in the schedule to the draft ZBA which is attached as Appendix C.

The general provisions of the TCZB are included in Section 4. Section 4.12.1 of the TCZB requires that where any building or structure is to be constructed on a lot, the lot must have frontage on a public street. Proposed lots 1 to 3 all have frontage on Concession Road 1 which is a Township road.

Section 4.21 provides standards for lots divided into more than one zone. It states:

*Where an existing lot is divided into more than one zone the provisions of the applicable zone, save and except lot area and lot frontage, shall apply to each portion of such lot provided the lot as a whole has a minimum frontage of 15 m. (49.21 ft.). In such instances, the zone boundary shall be considered a lot line for the purposes of interpreting and applying the provisions and regulations of this By-law.*

*Notwithstanding the foregoing, no lot shall be created within any zone unless the lot created and the remnant lot comply with the minimum lot area and lot frontage requirements of the applicable zone.*

*Notwithstanding any other provision of this By-law to the contrary, where a portion of a lot is zoned Environmental Conservation (EC), those lands zoned Environmental Conservation (EC) may be used in calculating the minimum lot area and minimum lot frontage requirements.*

Through the above provision it is clear that the area of Lots 2 and 3 that will be placed in the EC zone can be used in the calculation of lot area and frontage. However, it is only a small portion at the rear of these lots that will be within the EC zone. The lot frontage is not affected. Even if it were necessary to exclude the portion of Lots 2 and 3 that will be in the EC zone from the calculation of lot area, both lots would still exceed the area requirements for lots in the RR Zone.

It should be noted that there appears to be some inconsistency between the above provision seems and the definition of lot area in Section 3.118 of the TCZB. It states that lot area includes the total horizontal area bounded by the lot lines excluding the horizontal area of the lot covered by water or marsh.

However, Section 4.21 where it states that lands zoned EC can be included in the lot area and frontage calculation starts with the phrase, “*Notwithstanding any other provision of this By-law to the contrary*”. Therefore, the requirements in section 4.21 are intended to prevail over other sections of the TCOP which might exclude areas in the EC zone from the calculation of lot area and frontage.

Section 4.22 states that all development shall comply with the Minimum Separation Distance requirements in the document provided by the Province. As stated previously, MDS calculations have been completed for the proposed lots and all meet the separation distance requirements.

Section 4.24 of the TCZB includes regulations for parking. It requires that for Single Detached uses 1 parking space per dwelling unit is required. The intent is to meet the parking requirements when the development of the proposed lots proceeds.

In Section 4.27.1 the TCZB includes regulations for the setback of buildings from watercourses and waterbodies. It states in part:

*Buildings shall be set back a minimum of 30.0 m. (98.42 ft.) from the normal high water mark of all water bodies and watercourses, including the boundaries of wetlands within the Environmental Conservation (EC) Zone.*

As noted earlier, a 30 m. buffer area from the unevaluated wetland is being incorporated into the building envelop and zoning of Lots 2 and 3 which will meet the requirements of Section 4.27.1.

Section 4.31 sets out separation distance requirements between pits and quarries and residential and other uses. It states in part:

*4.31 Notwithstanding the minimum yard provisions of this By-law to the contrary the following separation distances shall apply:...*

*4.31.2 No lands may be zoned for residential, commercial or institutional uses nor shall a residential dwelling be constructed which is located within 120 m. (393.70 ft.) of an existing pit use or an existing quarry use (no blasting)...*

*4.31.4 No lands may be zoned for residential, commercial or institutional uses nor shall a residential dwelling be constructed which is located within 215 m. (705.38 ft.) of an existing quarry use which includes blasting....*

The aggregate operation located to the south of the subject property is identified as a pit in provincial mapping. Therefore, it is expected that the separation distance in Section 4.31.2 above would apply to the proposed consents and ZBA. However, based upon available mapping we have calculated the distance between the proposed lots and the aggregate operation to be greater than 600 metres. Therefore the proposal will also meet the separation distance requirements in Section 4.31.4.

Section 7 of the TCZB includes the standards for the Rural Residential (RR) zone. Permitted uses are provided in Section 7.1 and include single detached dwellings, duplex dwellings, converted dwellings with a maximum of two units, and other uses.

Regulations for the RR zone are provided in Section 7.2 and include the following:

*7.2.1 Minimum Lot Area 0.4 ha (0.99 ac.)*

*7.2.2 Minimum Lot Frontage 45.72 m (150.0 ft.)*

The proposed lots meet the above requirements and the other applicable standards in Section 7.2.

The regulations for the EC zone are included in Section 23 of the TCZB. Residential uses are prohibited with the exception of existing single detached dwellings. Agricultural uses, conservation and forestry uses,

existing uses, and structures required for erosion and flood control are permitted. The minimum lot area and lot frontage requirements are as existing.

The proposal will comply with the requirements in Section 23 with regard to the areas zoned EC.

The following table provides a comparison of selected standards for the RU and RR zones and the way that they will be met by the proposal.

**Table 2 – Comparison of Zone Requirements for the RU, RR Zones and Proposal**

Regulation	RU Zone	RR Zone	Proposed
Permitted Uses	Single detached, dwelling, duplex dwelling, converted dwelling, agricultural or farm use, bed and breakfast, commercial dog kennel, commercial greenhouse and other uses.	Single detached dwelling, duplex dwelling, converted dwelling with maximum of two units, bed and breakfast, group home, a home occupation, a private or public park.	Single detached
Lot Area (minimum)	25 hectares	0.4 hectares	Lot 1 - 0.55 ha. Lot 2- 0.56 ha. Lot 3- 0.56 ha.
Lot Frontage (minimum)	150 metres	45.72 metres	Lot 1- 45.72 m. Lot 2 – 45.74 m. Lot 3 – 45.74 m.
Maximum Front Yard Depth	12 metres	12 metres	12 metres
Maximum Number of Dwellings per Lot	1	1	1
Maximum Number of Units per Lot	2	2	1
Parking	1 space per dwelling unit for single detached and duplexes	1 space per dwelling unit for single detached and duplexes	1 space per dwelling unit

As noted above, the proposed lots will comply with the requirements of the Rural Residential (RR) Zone. In terms of lot frontage and lot area the minimum requirements are exceeded by proposed Lots 2 and 3.

Based upon the above, our opinion is that the proposed consents and ZBA comply with the intent of the TCZB. The ZBA will bring the proposed lots into conformity with the requirements of the RR zone and will allow the proposed use.

## 2.6 Summary of Planning Opinion

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Based upon the above considerations, our opinion is that the proposed consents and ZBA meet all applicable requirements of the Act, the PPS, the CNOP, the TCOP and the TCZB.

As discussed in this report the proposed consents have regard for all matters in Section 51(24) of the Act. The proposal is consistent with the PPS, conforms to the CNOP and TCOP and complies with the TCZB. Limited residential development is permitted in the TCOP in the Rural designation. The proposed consents represent limited residential use and will provide for additional dwelling units in the area. The proposed ZBA will bring the proposed lots in full conformity with the provisions of the TCZB for Rural Residential lots.

The NHE has assessed the potential impact of the proposal on natural heritage features and functions including the section of Salt Creek that runs through the subject property. It has determined that with the implementation of mitigative measures the development of the proposed lots will have no negative impact. Furthermore, MDS calculations completed for the proposal have determined that the lots maintain the required separation distances from agricultural facilities. The lots also maintain required separation distances from the existing aggregate facility to the south.

In consideration of the above, our opinion is that the proposed consents and ZBA meet all applicable requirements of the Act and the provincial and municipal planning policies.



# 3.0 Summary



This planning report describes the proposal for three consents and a Zoning By-law Amendment for a property at Lots 23 and 24, Concession 10 in the northern part of Cramahe Township. The ZBA will provide for three Rural Residential lots that meet all requirements of the Township Zoning By-law.

We have reviewed the consent and ZBA applications in relation to the requirements of the Act, the PPS (2024), the County of Northumberland Official Plan (CNOP), the Township of Cramahe Official Plan (TCOP) and Township of Cramahe Zoning By-law No. 2008-18 (TCZB).

Based on the foregoing, it is the opinion of the author that:

- The proposed consents have appropriate regard for Section 51 (24) of the Act.
- The proposed consents and ZBA are consistent with the applicable policies of the PPS (2024).
- The proposed consents and ZBA conform to the applicable policies of the CNOP.
- The proposed consents and ZBA conform to the applicable policies of the TCOP.
- The proposed consents meet the intent of the TCZB and with the ZBA comply with the applicable standards of the TCZB.
- The proposed development represents good planning and is in the public interest.
- The applications for the consents and for the ZBA should be approved.

Respectfully submitted,



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Chris Conti, M.E.S., MCIP, RPP  
Senior Planner





# 4.0 Appendices

## 4.1 Appendix A: Natural Heritage Evaluation

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UNDER SEPARATE COVER

## 4.2 Appendix B: MDS Calculations

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MDS I

General information

**Application date**  
May 2, 2024

**Municipal file number**

**Proposed application**  
Other Type B land use

**Applicant contact information**  
Randy Voskamp  
386 Old Shelter Valley Rd.  
Grafton, ON  
K0K 2G0  
905-376-0631  
voskamprandy@gmail.com

**Location of subject lands**  
County of Northumberland  
Township of Cramahe  
CRAMAHE  
Concession 10 , Lot 23  
Roll number: 1411

## Calculations

716 Mitchell Rd

### Farm contact information

T Castonguay  
716 Mitchell Rd.  
Warkworth, ON  
K0K 3K0  
705-924-3893  
tcast4dogs@gmail.com

### Location of existing livestock facility or anaerobic digester

County of Northumberland  
Township of Cramahe  
CRAMAHE  
Concession 10 , Lot 23  
Roll number: 1411

### Total lot size

7 ha

### Notes

Actual barn area = 45 s.m.

### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Sheep, Lambs (dairy or feeder lambs), Outside Access	40	2 NU	22 m <sup>2</sup>
No livestock/manure				

### Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	2 NU		
Potential design capacity	2 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	162 m (531 ft)		
Actual distance from livestock barn	336 m (1102 ft)		
Storage base distance 'S' (minimum distance from manure storage)	162 m (531 ft)		
Actual distance from manure storage	336 m (1102 ft)		

### Preparer signoff & disclaimer

#### Preparer contact information

Roy Haig  
EcoVue Consulting Services Inc.  
311 George St. N.  
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Peterborough, ON  
K9J 3H3  
705-876-8340  
rhaig@ecovueconsulting.com

Signature of preparer

  
Roy Haig, Sr. Eng. Tech.

  
Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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MDS I

General information

**Application date**  
May 2, 2024

**Municipal file number**

**Proposed application**  
Other Type B land use

**Applicant contact information**  
Randy Voskamp  
386 Old Shelter Valley Rd.  
Grafton, ON  
K0K 2G0  
905-376-0631  
voskamprandy@gmail.com

**Location of subject lands**  
County of Northumberland  
Township of Cramahe  
CRAMAHE  
Concession 10 , Lot 23  
Roll number: 1411

## Calculations

### New farm - 704 Mitchell Rd

<b>Farm contact information</b> Saam Atashbar 704 Mitchell Rd Warkworth, ON K0K 3K0 416-660-1160 saamatash@gmail.com	Location of existing livestock facility or anaerobic digester 	Total lot size 13 ha
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### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Cages	10	0.1 NU	NA
Solid	Goats, Does & bucks (for dairy; includes unweaned offspring)	10	1.3 NU	19 m <sup>2</sup>
Solid	Sheep, Ewes & rams (dairy operation; includes unweaned offspring & replacements)	10	1.7 NU	21 m <sup>2</sup>

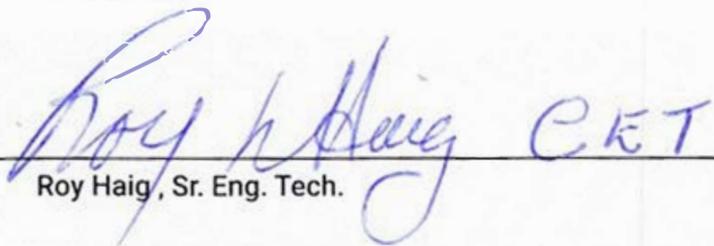
### Setback summary

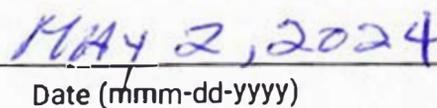
Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	3 NU		
Potential design capacity	3 NU		
Factor A (odour potential)	0.71	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	165 m (541 ft)		
Actual distance from livestock barn	500 m (1640 ft)		
Storage base distance 'S' (minimum distance from manure storage)	165 m (541 ft)		
Actual distance from manure storage	510 m (1673 ft)		

### Preparer signoff & disclaimer

**Preparer contact information**  
 Roy Haig  
 EcoVue Consulting Services Inc.  
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 Peterborough, ON  
 K9J 3H3  
 705-876-8340  
 rhaig@ecovueconsulting.com

Signature of preparer

  
Roy Haig, Sr. Eng. Tech.

  
Date (mmm-dd-yyyy)

Note to the user

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## 4.3 Appendix C: Zoning By-law Amendment

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Draft

**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**

**BY-LAW NO. BL-2025- xx**

Being a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-Law No. 08-18, the Comprehensive Zoning By-Law of the Township of Cramahe.

**WHEREAS** the Council of the Township of Cramahe deems it advisable to amend By-Law No. 08-18 with respect to the lands described in this By-Law; and

**WHEREAS** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended, and has determined that no further public meeting is required; and

**WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plans of the County of Northumberland and the Township of Cramahe as are currently in force and effect; and

**NOW THEREFORE** the Council of the Corporation of the Township of Cramahe hereby enacts as follows:

1. **THAT** Map 25 and 26 of By-Law No. 08-18 is hereby amended by changing the zone category of certain lands located in Concession 10, Part Lots 23 and 24 in the Township of Cramahe, as illustrated on Schedule A to this By-Law, from the Rural (RU) Zone to the Rural Residential (RR) Zone and the Environmental Conservation (EC) Zone, and
2. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Cramahe, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
3. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended

**Read a first, second and third time and finally passed this xxth day of xx 2025.**

\_\_\_\_\_  
**Mandy Martin, Mayor**

\_\_\_\_\_  
**Holly Grant, Clerk**



LOT 10  
CON 01  
PERCY

CONCESSION ROAD 1 W

LOT 24  
CON 10  
CRAMAHE

LOT 22  
CON 10  
CRAMAHE

LOT 23  
CON 10  
CRAMAHE

-  LANDS TO BE REZONED FROM THE RURAL (RU) ZONE TO THE ENVIRONMENTAL CONSERVATION ZONE
-  LANDS TO BE REZONED FROM THE RURAL (RU) ZONE TO THE RURAL RESIDENTIAL (RR) ZONE
-  LANDS TO REMAIN IN THE RURAL (RU) ZONE.
-  LANDS TO REMAIN IN THE ENVIRONMENTAL CONSERVATION ZONE

### ZONING BY-LAW AMENDMENT SCHEDULE A

#### Concession Rd 1 Severances

*Randy Voskamp*

Concession Rd 1

Part of Lot 23 and 24, Concession 10

Geog. Twp. of Cramahe

Township of Cramahe

County of Northumberland



www.ecovueconsulting.com

PROJECT NO: 23-2661

DATE: NOVEMBER 18, 2024

HORIZ. SCALE: 1:4,000



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