



May 20, 2025

(Sent by Electronic Mail)

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

RE: County Review of Zoning By-law Amendment Application D14-VOS-07-25

Related Files: D10-VOS-05-25, D10-VOS-06-25 & D10-VOS-07-25 (Consents)

Applicant: Randy Voskamp

Location: East of 367 Concession Road 1 West
Assessment Roll Number – 14110110401490100000
(Part of Lots 23 and 24, Concession 10)

Municipality: Township of Cramahe

County File: D14-CR25

Proposal: The purpose of this application is to rezone the severed parcels created through Consent applications D10-VOS-05-25 to D10-VOS-07-25 from the Rural (RU) Zone to Rural Residential (RR) Zone. As a condition of the severances, the applicant is required to rezone the proposed severed parcels to bring them into zoning compliance, which permits the future construction of a residential dwelling on lots of this size (each approximately 0.55 hectares or 1.36 acres). The retained parcel will retain its current Rural (RU) and Environmental Conservation (EC) zoning.

A watercourse with field-verified wetland traverses the central portion of the subject lands. The majority of the subject lands are under agricultural cultivation. Frontages and vehicular entrances serving the parcels will be from Concession Road 1 West.

County and Provincial Review: The Northumberland County Official Plan (County OP) designates the property as “Rural Areas.” The Provincial Planning Statement (PPS) and the County OP support residential lot creation in Rural Areas, provided that site conditions are suitable for appropriate sewage and water services and will not adversely impact agricultural operations, subject to the following key considerations:

- *Natural Heritage:* Portions of the property contain natural heritage features (e.g., watercourse, field-verified wetland / swamp and potentially significant woodlands). The Natural Heritage Evaluation prepared by Oakridge Environmental Ltd. identified two large swamp communities and recommended mitigation measures to protect the features on site. As the proposed Environmental Conservation (EC) Zone will encompass the field-identified wetland and Lower Trent Region Conservation Authority’s regulatory 30-metre setback from wetlands, we would have no concerns with the subject application

Zoning By-law Amendment Application - D14-VOS-07-25

from a natural heritage perspective. Suitable building envelopes have been identified on the impacted eastern lots outside of the EC Zone.

- Since a Species-at-Risk evaluation was also conducted as part of the NHE, the applicant should submit a copy of the NHE to the Ministry of the Environment, Conservation and Parks (MECP) – Species-at-Risk Branch and receive an assurance letter, acknowledging that the proposed mitigation measures are appropriate to accommodate the development.
- *Archaeology*: The property appears undisturbed and contains a watercourse and wetlands. As such, the Township should consider that the applicant hires an Archaeologist to prepare an Archaeological Site Assessment report(s). The report(s) should be submitted to the Ministry of Citizenship and Multiculturalism. The Township should also receive a copy of the Ministry's letter acknowledging that the report(s) was prepared in accordance with the *Ontario Heritage Act* and added to its registry.

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

County Services: The following internal agencies were circulated for comments:

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

Conclusion: As the proposed Environmental Conservation (EC) Zone will encompass the field-verified wetlands and watercourse on site, including LTRCA's 30-metre regulatory setback from wetlands, it is our opinion that the proposed development is consistent with the PPS and conforms to the County OP.

Please feel free to contact me at anastasioa@northumberland.ca or by phone at (905) 372-3329 ext. 6296 should you have any questions related to this matter.

Sincerely,



Ashley Anastasio, MCIP, RPP
Senior Planner, Land Use Planning

Copy: Kim Stephens, Lower Trent Region Conservation Authority
Peter Deshane, Manager of Infrastructure, Public Works
Preston Parkinson, Development & Infrastructure Project Manager, Public Works

May 20, 2025

Zoning By-law Amendment Application - D14-VOS-07-25

Katie Bruinsma, Traffic & Right-of-Way Management Supervisor, Public Works

David Metcalfe, Manager of Waste Operations, Public Works

Ashley Yearwood, Manager of Land Use Planning