



May 20, 2025

(Sent by Electronic Mail)

Victoria Heffernan, B.Sc.
Manager of Planning
Township of Alnwick/Haldimand
10836 County Road 2, P.O. Box 70
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RE: County Review of Consent Applications D10-COC-04-25 & D10-COC-12-25

Applicant: Joshua Cochrane
Location: 280 Bellamy Road
(Concession 1, Part Lot 19)
Municipality: Township of Cramahe
County File: D10-08-CR25

Proposal: The purpose of Consent application D10-COC-04-25 is to create a rural residential building lot of approximately 1.19 hectares (ha) or 2.94 acres (ac). The purpose of Consent application D10-COC-12-25 is to sever and convey approximately 0.0307 ha (0.076 ac) of land from the retained lot to the abutting north benefitting lot (334 Bellamy Road). The retained lands propose a lot area of approximately 8.78 ha (21.70 ac) and are encompassed by the Spencer Point Provincially Significant Wetland, woodlands, and a watercourse. The resultant lots would maintain frontages and vehicular entrance from Bellamy Road.

The subject lands are zoned Rural Exception 240 (RU-240) Zone and Environmental Conservation (EC) Zone and designated Rural and Provincially Significant Wetland in the Township of Cramahe Official Plan.

Background: On March 7, 2025, Consent application D10-COC-04-25 was first circulated to County Planning for review and comment. In addition to the Spencer Point Provincially Significant Wetland (PSW) being present on the subject lands, Cambium prepared an Environmental Impact Study (EIS) dated November 11, 2024, that identified additional wetland. Due to the large building envelope on the proposed severed parcel (D10-COC-04-25), Lower Trent Region Conservation Authority (LTRCA) did not have any concerns with the application, but noted that a clearance letter would be required to proceed with development. The EIS also conducted a Species-at-Risk Assessment, which must be reviewed and an assurance letter prepared by the Ministry of the Environment, Conservation and Parks (MECP) Species-at-Risk Branch (SARB) prior to final approval.

Cambium also identified a drainage feature on the proposed severed lands (D10-COC-04-25). LTRCA has requested clarification from the environmental consultant to determine if this feature meets the definition of watercourse under Ontario

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Regulation 41/24. LTRCA requires this information before the issuance of a clearance letter and/or permit for any site grading or development activities.

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

- *Archaeology:* The property has not been intensively and/or extensively disturbed and contains a Provincially Significant Wetland (PSW) and is located within 300 metres of a watercourse. 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 was prepared in accordance with the *Ontario Heritage Act* and added to its registry.

Within Environmental Protection Areas, the PPS and the County OP prohibits development and site alteration within Provincially Significant Wetlands (PSW). As stated above, the property is regulated by LTRCA due to the presence of a watercourse and wetlands. Provided that the proposed development maintains adequate setbacks and mitigation measures from the PSW to the satisfaction of the Township of Cramahe, LTRCA and MECP SARB, consistency and conformity with the PPS and the County OP would be achieved.

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.
- *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: County Planning has no objection to the proposed severances provided that the applicant can demonstrate to the satisfaction of the Township of Cramahe, LTRCA and MECP SARB that the proposed development will not create any adverse impacts on the natural heritage features on site. Prior to any development of the proposed severed parcels, the future owners will be required to obtain clearance and/or a permit from LTRCA.

County Planning also recommends that the applicant prepare and submit an Archaeological Site Assessment to the Ministry of Citizenship and Multiculturalism for filing into its registry in accordance with the *Ontario Heritage Act*.

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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,

A handwritten signature in black ink, appearing to be the initials 'AA' or a stylized 'A'.

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

Copy: Monique Charette, Ministry of the Environment, Conservation and Parks
Kim Stephens, Lower Trent Region Conservation Authority
Ashley Yearwood, Manager of Land Use Planning
David Metcalfe, Manager of Waste Operations, Public Works
Peter Deshane, Manager of Infrastructure, Public Works
Preston Parkinson, Development & Infrastructure Project Manager, Public Works
Katie Bruinsma, Traffic & Right-of-Way Management Supervisor