



REPORT

Planning & Development

Meeting: Committee of Adjustment

Date: May 27, 2025

Report No.: PLAN-24-25

RESOLUTION NO.: _____ **BY-LAW NO.:** _____

Subject: Application for Consent – D10-MIE-13-25 – 374 County Road 27

Recommendation(s):

Based on the information available at the time of this report, application D10-MIE-13-25 be approved.

If the committee supports this application, the recommended conditions are as follows:

1. Payment of municipal taxes in full.
2. That a copy of the draft transfer/deed for the severed lots are submitted to the Secretary-Treasurer.
3. That a Reference Plan (survey that is registered) be completed and a digital copy (in .dwg format) and a hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment. A draft copy of the Reference Plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey.
4. Rezoning the severed and retained lands to the satisfaction of the Township of Cramahe.
5. That a road widening of 16.0 metres measured from the painted center line of County Road 27 along the frontage of the subject lands be transferred to the County of Northumberland. This road widening must be free and clear of all encumbrances

6. That an Entrance Permit be applied for through the Northumberland County Public Works Department to upgrade the existing entrances that serve both the severed and retained parcels to meet current residential and agricultural standards.
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File No.: D10-MIE-13-25

Applicant: Jesse Miedema

Property: 374 County Road 27

Assessment Roll Number: 1411 011 040 05300 00000

County Official Plan Designation: Agricultural

Township Official Plan Designation: Agricultural and Environmental Protection

Township Zoning: Agriculture (A) Zone and Environmental Conservation (EC) Zone

BACKGROUND

The lands subject to the proposed consent application are municipally known as Concession 9, Part Lot 27, located at 374 County Road 27, Township of Cramahe (the "Subject Lands"). Figure 1 indicates the location of the Subject Lands and Figure 2 provides the Subject Lands with the proposed severance sketch.

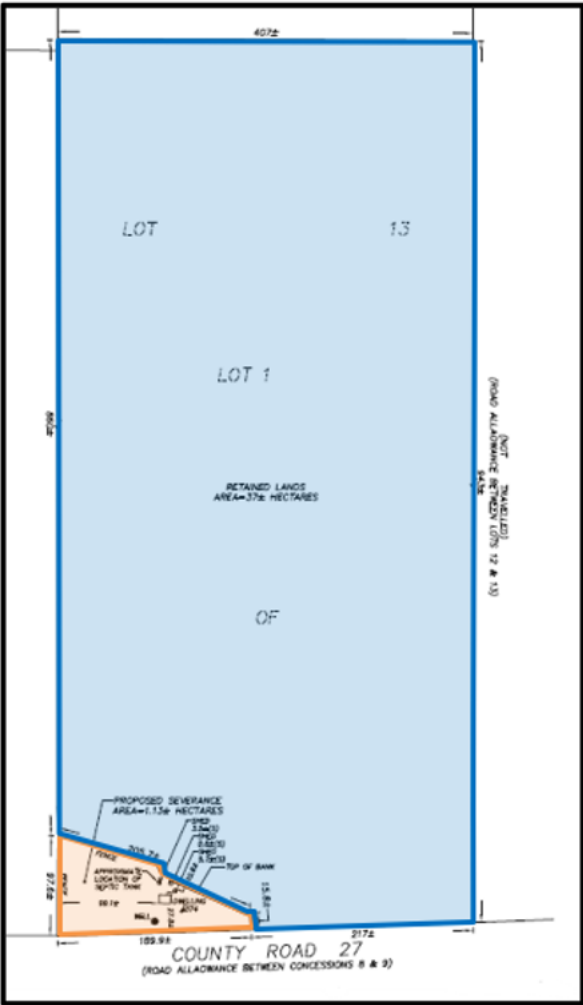
Figure 1: Location of the Subject Lands



CORPORATION OF THE TOWNSHIP OF CRAMAHE

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Figure 2: Location of the Subject Lands with Proposed Severance Sketch



PROPOSAL

The applicant is seeking the approval of an application for consent to sever an excess farm dwelling from the surrounding farmland.

Lot	Frontage	Area	Structures
Retained	217 metres	37 Ha	Agricultural buildings
Severed	189.9 metres	1.13 Ha	Surplus farm dwelling and accessory structures

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

North: Agricultural uses and woodlands. Lands designated Agricultural and Environmental Protection, and zoned Agricultural and Environmental Conservation.

East: Agricultural uses and woodlands. Lands designated Agricultural and Environmental Protection and zoned Agricultural and Environmental Conservation.

South: Agricultural and Rural uses. Lands designated Agricultural and zoned Agricultural, and Rural Residential.

West: Agricultural uses. Lands designated Agricultural and Environmental Protection and zoned Agricultural and Community Facility.

ANALYSIS

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

Provincial Planning Statement (2024)

This planning report examines the application for the severing of a parcel of land as a surplus farm dwelling in accordance with Ontario's new Provincial Planning Statement (PPS) 2024. Specifically, the application is evaluated against Section 4.3, which addresses the conservation of agricultural land and the appropriate use of surplus farm dwellings. This section emphasizes the need to maintain the agricultural viability of the land while allowing for the adaptive reuse of surplus dwellings in a manner that respects the rural character and minimizes impacts on surrounding agricultural operations.

The application aligns with Section 4.3 by demonstrating that the proposed severance will facilitate the continued use of the dwelling while ensuring that agricultural activities on adjacent lands remain unhindered. For this to be accomplished, the retained lands are to be placed in a restrictive zoning that prohibits future residential uses, and the severed lands will be required to be rezoned to acknowledge their current residential use reduced size and Lower Trent Conservations requirements.

The proposed use is compatible with surrounding agricultural uses, as it involves minimal site alterations and maintains existing agricultural buffers. Lot creation within prime agricultural areas is limited to one per farm consolidation provided that:

1. The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. The planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the province or based on municipal approaches that achieve the same objective.

The application is consistent with both requirements.

Section 5.2 outlines policies concerning Natural Hazards. It states that Planning authorities shall, in collaboration with conservation authorities where they exist, identify

hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

It specifically states that development shall generally be directed to areas outside of hazardous lands, including flood hazards and erosion hazards. Additionally, development and site alteration shall not be permitted within these hazards. As these hazards have been identified on-site, Sections 5.2.1 through 5.2.4 will apply. However, as the existing sites are both already developed and no future development has been proposed at this time, the application is consistent with these policies. However, restrictive zoning will be placed on the lands adjacent to the identified hazards in order to ensure proper analysis and review are conducted prior to any future proposals moving forward. Both the Lower Trent Region Conservation Authority and the County of Northumberland are in agreement with this method as indicated in their submitted comments.

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

Northumberland County Official Plan (2016)

The Northumberland County Official Plan (the “County OP”) is a document designed to guide land use planning in the County over the next 20 years. The County OP contains general development policies that apply across the County as a whole, including policies related to natural heritage, transportation, and the subdivision of land, among other considerations.

The Subject Lands are designated “Agricultural Area” in the County OP. A full range of agricultural uses are permitted within the Agricultural Area including a single detached dwelling. Section C3.4 outlines the policies for lot creation in the Agricultural Area requiring that the lot must only be created to accommodate an existing habitable farm residence that has become surplus to the farming operation as a result of acquisition of additional farm parcels to be operated as one farming operation. This is providing that the newly created lot is limited to the minimum size required to achieve the severance of the surplus dwelling, servicing and structures and the municipality ensures that the remnant parcel be prohibited from constructing a new dwelling.

The Subject Lands front on County Road 27 and any new entrances or alterations to existing ones will need approval from the County Roads Department. In addition, a road widening is requested to be added as a condition of the consent in order to ensure compliant infrastructure planning, expansion and development in the future

Verbal correspondence was received from County Planning Staff to ensure all of the above items were addressed. Township Staff are awaiting formal written comments from Northumberland County.

Based on a review of the proposal and applicable policies of the County of Northumberland Official Plan, the proposed consent conforms to the County OP.

Township of Cramahe Official Plan (Consolidation 2024)

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

The Subject Lands are designated “Agricultural” and “Environmental Protection” in Schedule ‘A’ Land Use Plan of the Township OP. Section 5.2 outlines policies for lands designated Agricultural. The Agricultural designation recognizes lands which are of significant value for agriculture and have the potential for agricultural development. Limited residential uses in the form of one single unit per lot are also permitted in the Agricultural designation. Section 6.2.2 requires that a residence must be surplus to a farming operation as a result of farm consolidation in order to be potentially eligible for severance. This section also indicates that new residential dwellings are to be prohibited on any vacant remnant parcel and that this can be achieved through a zoning by-law amendment. This is to be achieved through the placement restrictive zonings, which are proposed to be a condition of the subject application.

Section 5.13 outlines policies for lands designated Environmental Protection. The Environmental Protection designation applies to environmentally sensitive lands identified by the Ministry of Natural Resources. These lands have been identified as having environmentally sensitive features of ecological significance requiring protection through restrictive development and uses. Section 5.13.1 indicates that lands under this designation permit uses of minimal impact such as passive outdoor recreation. Section 5.13.2 states that no buildings or structures shall be permitted in areas designated as Environmental Protection except those intended for flood or erosion control. As such we will be ensuring that all lands designated as Environmental Protection are placed in the restrictive Environmental Conservation (EC) Zoning.

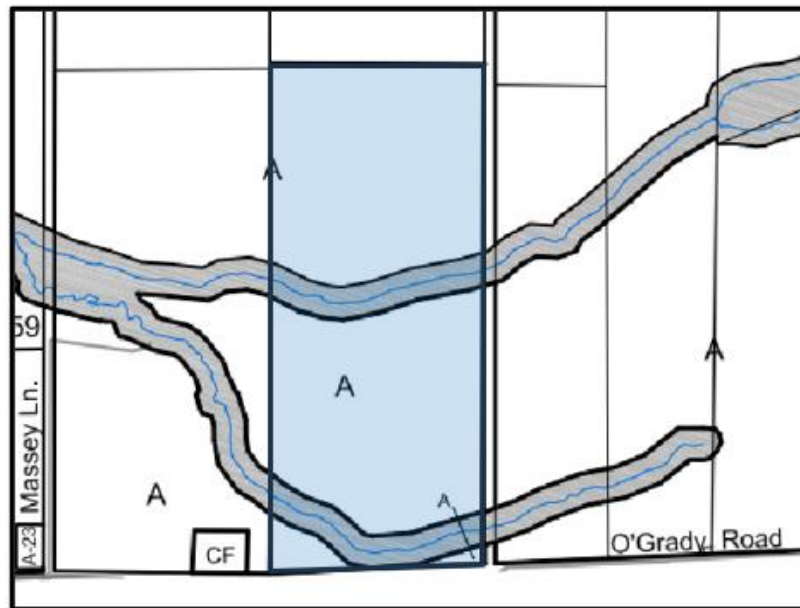
Based on a review of the proposal and applicable policies of the Township of Cramahe Official Plan, the proposed consent conforms to the Township OP.

Township of Cramahe Comprehensive Zoning By-law 08-18 (Consolidation 2021)

The Subject Lands are currently zoned Agriculture (A) on Schedule “A” Map 27 as shown in Figure 3. The proposed severed lot will no longer meet the definition of agricultural zoning if severance is granted. Accordingly, a Zoning By-law Amendment will be required as a condition of provisional approval to rezone the severed lots to Rural Residential exception (RR-XX) Zone to recognize the reduced lot size, proposed sole residential use and the requirements for limiting future development due to the identified hazards. In addition, the retained lands will also be rezoned to prohibit them from being eligible for construction of a dwelling once the proposed severance is complete, thus preserving the agricultural nature of the retained lands.

There is a portion of the Subject Lands that are currently designated Environmental Protection. The Township will be requiring that the applicant apply for a Zoning By-Law Amendment to place the land designated Environmental Protection into the Environmental Conservation (EC) Zone. This restrictive zoning will be required in order to protect the identified natural heritage feature.

Figure 3: Current Zoning of the Subject Lands, Schedule “A” Map 27



AGENCY COMMENTS:

County of Northumberland – Awaiting comments. Concerns can be addressed at the rezoning phase.

Lower Trent Conservation – Please be advised that Lower Trent Conservation (LTC) would have **no objection to the approval of this application** provided that site-specific zoning be implemented (e.g., Holding symbol or exception zone) on the severed lands which requires a slope stability/erosion hazard assessment prior to any future development proposals to ensure activities take place outside of *hazardous lands* and their associated access setbacks. Rezoning the severed and retained lands to the satisfaction of the Township of Cramahe is a condition of this consent, these concerns would be addressed at that time.

Public Works and Environmental Services – No comment as this is a Northumberland County Road.

Chief Building Official – No comments.

Fire Department – No comments.

Hydro One – None received.

LUSI – No comments, Hydro One territory.

Bell Canada – None received.

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

Enbridge Gas – None received.

Agricultural Committee – Due to timing constraints, did not have the opportunity to comment.

Comments From the Public

Notice was initially given by pre-paid First-Class Mail to all residents within 60 meters of the Subject Lands. Notice was posted on the Subject Lands by staff and notice was also posted on the Township's website. The Planning Department did not receive any written or verbal correspondence from the public regarding this application.

Financial Implications:

There are no direct financial implications for the Township.

Concluding Comments:

Based on the analysis outlined throughout this report, it is concluded that the proposed consent application:

- It is consistent with the Provincial Planning Statement, 2024
- It conforms to the County of Northumberland Official Plan, and the Township of Cramahe Official Plan; and,
- Is good land use planning.

It is recommended that the application be approved subject to the proposed conditions of provisional consent

Prepared by:

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Reviewed by:

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