



April 1, 2025

Victoria Heffernan, B.Sc.,
Manager of Planning and Development
Township of Cramahe
1 Toronto Street, Box 357,
Colborne, Ontario
K0K 1S0

Dear Mrs. Heffernan:

**RE: Revised Application for Consent + Application for Technical Consent –
280 Bellamy Road – Concession 1, Part of Lot 19, As In NC292223;
Except Parts 1 & 2 on 39R12871, Township of Cramahe, County of
Northumberland (Josh Cochrane & Megan McGrath)**

In February of 2025, an Application for Consent (to create on new lot) from the subject lands located at 280 Bellamy Road was submitted to the Township of Cramahe. Upon public notice signage being posted on the subject lands, the Owner was contacted by an Adjacent Property Owner (334 Bellamy Road) regarding the proposed application. The Adjacent Property Owner is interested in obtaining additional lands from the proposed severed lands to increase the separation between their existing dwelling and the proposed severed lands.

The Owners (Cochrane & McGrath) have reached an agreement with the Adjacent Land Owner to sever a parcel of land with 307 sq. metres and 7 metres of frontage for the purposes of a lot addition. In order to facilitate the proposed lot addition, we have revised the Consent Application originally submitted in February of 2025 and have submitted an additional Technical Consent Application.

We are pleased to submit a revised Application for Consent and Application for Technical Consent, for the property known municipally as 280 Bellamy Road and

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

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legally described as Concession 1, Part of Lot 19, As In NC292223; Except Parts 1 & 2 on 39R12871. In support of the revised Consent Application + Technical Consent Application, we are pleased to submit the following to the Township of Cramahe:

- Revised Consent Application Form;
- Technical Consent Application Form;
- Revised Survey Sketch, prepared by Monument-Urso Surveying Ltd.;
- Technical Consent Application Fees – Township of Cramahe Fee (\$1100.00); Lower Trent Conservation Authority Review Fee (\$220.00); Northumberland County Consent Review Fee (\$350.00);
- Addendum to Planning Rationale, prepared by RFA Planning Consultant Inc., dated April 1, 2025;

Please do not hesitate to contact me if you require anything further in support of the submission.

Yours truly,



Dale Egan, RPP, MCIP
Senior Planner/Project Manager
RFA Planning Consultant Inc.

/ Encl.

c.c. Josh Cochrane & Megan McGrath