



Addendum to Planning Rationale

To: Victoria Heffernan, B.Sc., Manager of Planning & Development

From: RFA Planning Consultant Inc.

Cc: Josh Cochrane & Megan McGrath

Date: April 1, 2025

Re: Addendum to Planning Rationale – Revised Application for Consent + Application for Technical Consent – 280 Bellamy Road, Township of Cramahe

RFA Planning Consultant Inc., was retained by the Owners (Josh Cochrane & Megan McGrath) to assist with Planning Approvals to create one new lot through a Consent Application for the lands known municipally as 280 Bellamy Road in the Township of Cramahe.

An Application for Consent was submitted in February of 2025 to the Township. Since the submission of that application, the adjacent property owner (334 Bellamy Road) has identified an interest in obtaining a portion of lands from the proposed severed lands. The Owners reached an agreement and are proposing a Technical Consent to sever a portion of lands with an area 307 sq. metres and 7 metres of frontage on Bellamy Road, for the purposes of a lot addition. As such, we have submitted an additional Application for Technical Consent for the proposed lot addition and revised the original Application for Consent to reflect the proposed revised boundaries/dimensions.

The purpose of this Addendum to our original Planning Rationale is to summarize the changes and confirm that both applications will be consistent with the Provincial Planning Statement (PPS), will conform to the County's Official Plan and conform to the Township's Official Plan.

Table 1 below summarizes the existing lot configurations of the lands subject to the severance and the proposed benefitting lands.

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Table 1: Existing Lot Configurations

	280 Bellamy Road (Lands subject to Consent)	334 Bellamy Road (Benefitting Lands)
Lot Frontage	501.13	+/- 49.6 metres
Lot Area	9.99 hectares	0.5 hectares

Table 2 below summarizes the proposed lot configurations of the lands subject to the severance and the proposed benefitting lands.

Table 2: Proposed Lot Configurations

	Lot Addition (Part 3)	Total Benefitting Lands	Severed Lands (Part 1)	Retained Lot (Part 2)
Lot Frontage	7.0 m	56.6 m	83.57 metres	410.54m
Lot Area	307 m ²	0.5307 ha	1.1883 ha	8.7752 ha

The proposed total benefitting lands (from the lot addition) will have a lot frontage of 56.6 metres and an area of 0.5307 hectares. The proposed total benefitting lands will continue to be used for rural residential uses and the lot addition lands will allow for additional separation to the proposed new severed lot. The lands that are being severed for the purposes of the lot addition (Part 3 on the Survey Sketch), have been cleared and are used as a manicured lawn. This will allow the benefitting land owner to maintain legal control and allow for proper maintenance of this area for their rural residential use.

As a result of the proposed lot addition, the proposed severed lands will have a lesser lot area and frontage than originally proposed. The proposed severed lands will have a frontage of 83.57 metres and a lot area of 1.1883 hectares. The overall retained lands will have a frontage of 410.54 metres and a lot area of 8.7752 hectares. The proposed retained lands will contain the existing Provincially Significant Wetland (Spencer Point Provincially Significant Wetland) and no development is proposed within the wetland boundary, including the establishment of lot lines.

The proposed revised plan has decreased the lot area of the proposed severed lands by 307 sq. metres. The proposed severed lot is subject to Environmental Setbacks from the Provincially Significant Wetland and to Minimum Distance Separation (MDS I) Setbacks from adjacent livestock facilities. A building envelope of 0.7915 hectares will be maintained which is free and clear of environmental setbacks and MDS Setbacks. The overall lot area of the proposed severed lot will be 1.18 ha in area. As the severed lands are greater than 1 ha in area and the building envelope of the proposed severed lands will be greater than 0.5 hectares, MDS Implementation Guideline No. 41 will be complied with. The proposed severed and retained lands will continue to comply with the MDS Formulae.

It is our opinion that the addition of the Technical Consent Application results in a minor change to the Consent Application and both applications will maintain consistency to the Provincial Planning Statement. The proposed Technical Consent Application will increase the size of an existing rural residential lot within the rural area and will decrease the area of the proposed Severed Lot by a negligible amount. Both applications are consistent with the policies of the Provincial Planning Statement and will maintain the character of the rural area.

It is also our opinion that the Application for Technical Consent will conform to the policies of the County's Official Plan and Township's Official Plan. The proposed Technical Consent will not contribute to the creation of a new lot in the Rural Area but rather increase the lot size of an existing rural residential lot. The proposed lot addition will not have an impact on natural features such as the Provincially Significant Wetland or on the character of the rural area. The proposed lot addition will allow for the increase in size of the benefitting lands and these lands will also allow the benefitting land owners to legally maintain their side yard. The Technical Consent Application will conform to the policies of the County's Official Plan and Township's Official Plan. The proposed Consent Application (for new lot creation) will continue to conform to the policies of the County's Official Plan and Township's Official Plan. The proposed lot area of 1.18 hectares will maintain the minimum required lot area of the Township's Official Plan and allow for an appropriately sized lot within the rural land use designation. As referenced above, the Minimum Distance Separation Formulae can be complied with and therefore those policy requirements are satisfied within both the County and Township Official Plan. We maintain the opinion that the proposed Consent Application conforms to the policies of the County's Official Plan and Township's Official Plan.

The proposed Technical Consent Application is for a minor lot line adjustment and will not result in the creation of a new rural residential lot. It is anticipated that the Township of Cramahe will include the appropriate conditions to ensure that the proposed severed lands will merge with the proposed benefitting lands. The proposed Technical Consent and revised Consent Application will maintain the rural character of the area and conform to the local Consent policies of the Township's Official Plan.

If you have any questions about this information, please do not hesitate to contact the undersigned.



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RFA Planning Consultant Inc.

