



# REPORT

## Planning & Development

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**Meeting:** Committee of the Whole

**Date:** July 8, 2025

**Report No.:** PLAN-29-25

**RESOLUTION NO:** \_\_\_\_\_ **BY-LAW NO:** \_\_\_\_\_

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**Subject:** Zoning By-law Amendment – D14-ELL-09-25

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### Recommendation(s):

**BE IT RESOLVED THAT** the Committee of the Whole receive Report PLAN-29-25 for information; and

**THAT** Committee of the Whole recommend that Council direct staff to provide a Zoning By-law Amendment to implement the recommendations of this Report, for consideration by Council at their next available meeting.

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**File No.:** D14-ELL-09-25

**Applicant:** Tracey Ellis

**Property:** Concession 6, Part Lot 25, RP 38R1540; Part 1

**Assessment Roll Number:** 14110110302280100000

**County Official Plan Designation:** Rural Area

**Township Official Plan Designation:** Rural and Environmental Protection

**Current Township Zoning:** Rural 2 (RU-2), Rural Residential (RR), and Environmental Conservation (EC)

### BACKGROUND

The lands subject to the Zoning By-law Amendment applications are described as Concession 6, Part Lot 25, RP 38R1540; Part 1 (the “Subject Lands”). Provisional approval for the severance three lots was granted by the Ontario Land Tribunal on May

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**CORPORATION OF THE TOWNSHIP OF CRAMAHE**

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15, 2025, (Case No. OLT-25-000144). One of the conditions of provisional consent was that the lands be zoned to comply with the Township of Cramahe Zoning By-law. **Figure 1** indicates the location of the Subject Lands, and **Figure 2** provides the provisionally approved severance sketch.

## PROPOSAL

The applicant is seeking the approval of a Zoning By-law Amendment to rezone the severed lots to the Rural Residential (RR) Zone and the retained lot to a special Rural XX (RU-XX) Zone to recognize the proposed lot frontage of 70 metres whereas 150 metres is required and to recognize a minimum lot area of 6 hectares where 25 hectares is required. A draft By-law and Schedule 'A' are included as **Attachment 1** and **Attachment 2**. Surrounding land uses, designations, and zoning include the following:

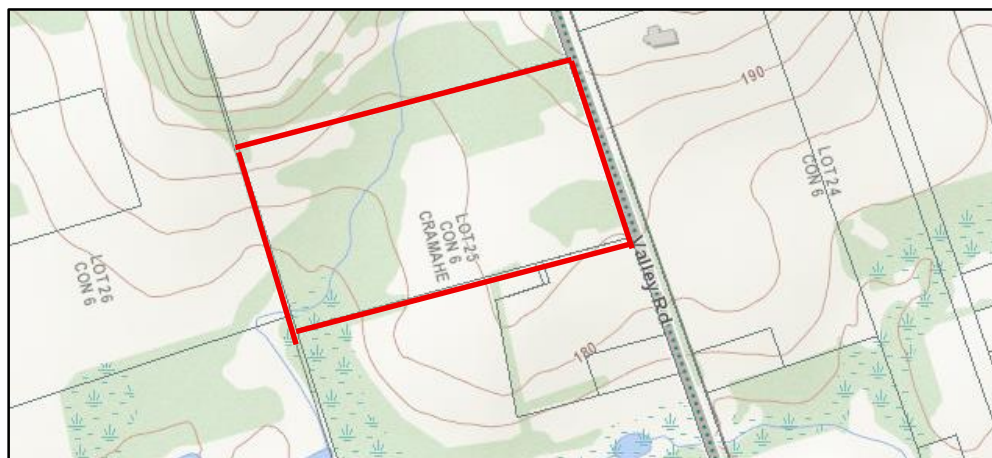
**North:** Rural uses. Lands designated Rural and Environmental Protection, and zoned Rural (RU) and Environmental Conservation (EC).

**East:** Rural uses. Lands designated Rural and zoned Rural (RU221/222/84).

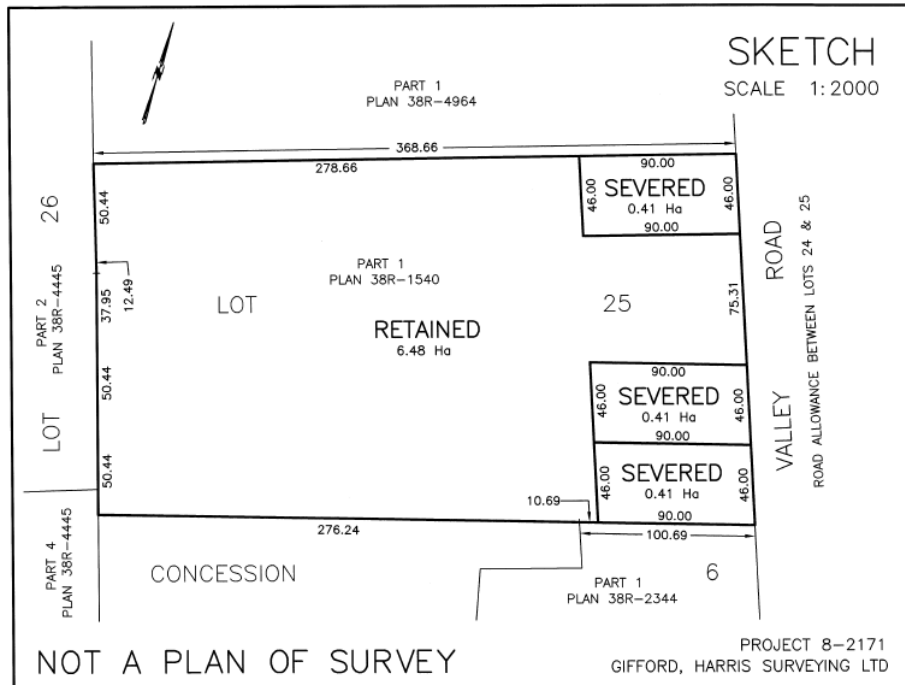
**South:** Rural uses. Lands designated Rural and Environmental Protection and zoned Rural (RU/RU-92) Rural Residential (RR) and Environmental Conservation (EC).

**West:** Rural/Agricultural uses. Lands designated Rural and zoned Rural (RU-2) and Environmental Conservation (EC).

**Figure 1:** Location of the Subject Lands



**Figure 2: Provisionally Approved Severance Sketch**



## ANALYSIS

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

### Provincial Planning Statement (2024)

The Provincial Planning Statement (the “PPS”) is the statement of the Provincial government’s policies on land use planning and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS. The PPS provides a variety of general policies aimed at sustaining healthy, liveable and safe communities. These policies include promoting efficient development and land use patterns, accommodating an appropriate range of residential and other uses, and promoting cost-effective development patterns and standards.

Section 2.6 outlines policies for rural lands in municipalities. The Subject Lands are considered rural lands under the PPS, and the proposed uses are permitted as residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services. The Subject Lands are not currently serviced by municipal sewage and water services and would require individual on-site sewage and water service. The proposal will have minimal impact on current infrastructure use, and the severed lands are of sufficient size to accommodate individual on-site sewage and water services.

Section 4.1 outlines policies for natural heritage, and that natural features and areas shall be protected for the long term. No provincially significant natural heritage features are present on or adjacent to the Subject Lands. However, an unevaluated wetland and a tributary of Cold Creek are present on the retained lands. These features are currently zoned Environmental Conservation (EC) and will remain in this zone to ensure adequate protection from future development.

Section 5.2 outlines policies for natural hazards and that planning authorities shall, in collaboration with conservation authorities, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance. Development shall generally be directed to areas outside of hazardous lands, including flood hazards and erosion hazards. Comments were received from Lower Trent Conservation (dated June 16, 2025) indicating that the severed lots are not within hazardous lands.

**Based on a review of the proposal and applicable policies of the PPS, the proposed rezoning is consistent with the 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 “Rural Area” in the County OP. A full range of rural uses are permitted within the Rural Area, including permanent and seasonal dwellings. Section C4.3 outlines the policies for lot creation in the Rural Area, requiring that the creation of fewer than three lots through consent shall be governed by the policies of the local Official Plan.

Section D1 outlines the policies for natural heritage resources in the County, and that natural heritage features should be protected for future generations. A natural heritage system has been established and mapped in the County OP. No natural heritage features are present on or adjacent to the Subject Lands as shown on the County of Northumberland mapping.

Section D2.4 outlines the County’s stormwater management policies. Planning for stormwater management shall minimize, or, where possible, prevent increases in contaminant loads, minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces, promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development. No development or site alteration is proposed as part of this application. However, any future

development application may require the submission of a stormwater management report.

**Based on a review of the proposal and applicable policies of the County of Northumberland Official Plan, the proposed rezoning 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 “Rural” in Schedule ‘A’ Land Use Plan of the Township OP. Section 5.3 outlines policies for lands designated Rural. The Rural designation recognizes lands which are of marginal value for agriculture and have the potential for non-agricultural development. Limited residential uses in the form of one single unit per lot are also permitted in the Rural designation.

Section 6.2 outlines policies for severances, with Section 6.2.1 providing general severance policies. Section 6.2.1.5 requires that the parcels of land to be created and retained by severance and the proposed use shall comply with all applicable provisions of the Township's Zoning By-law, save that the consent to sever may be granted on the condition that a Zoning By-law Amendment be approved. The provisionally approved severed lots do not meet the minimum lot area provision of the Rural (RU) Zone, and a rezoning is required. This is achieved through site-specific zoning, as detailed further in this report.

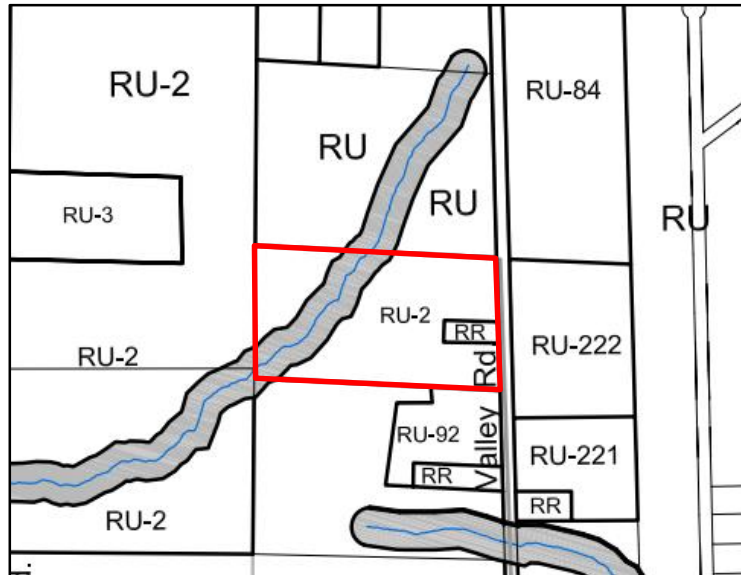
**Based on a review of the proposal and applicable policies of the Township of Cramahe Official Plan, the proposed rezoning conforms to the Township OP.**

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

The Subject Lands are currently zoned Rural Residential (RR), Rural 2 (RU-2), and Environmental Conservation (EC) on Schedule “A” Map 18 as shown in **Figure 3**. Due to the proposed use of the severed lots for residential purposes and their lot size, the severed lots require rezoning to the Rural Residential (RR) Zone. Additionally, the retained lot requires rezoning to a site specific zone to recognize the proposed lot frontage of 70 metres whereas 150 metres is required and to recognize a minimum lot area of 6 hectares where 25 hectares is required. A draft By-law and Schedule ‘A’ are included as **Attachment 1** and **Attachment 2**.

**Subject to the approval of a Zoning By-law Amendment, the Subject Lands would comply with the Township Zoning By-law and conform to the Township OP.**

**Figure 3: Current Zoning of the Subject Lands, Schedule “A” Map 9**



## **AGENCY COMMENTS**

**County of Northumberland** – None received.

### **Lower Trent Conservation**

Comments were received from Lower Trent Conservation on June 16, 2025, and are summarized below:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 apply to the retained lands. A permit or formal clearance from LTC would be required prior to any development activities taking place (refer to the Ontario Regulation 41/24 definition of development activity); and,
3. The subject lands are not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

LTC would therefore have no objection to the approval of this application.

**Public Works and Environmental Services** – None received.

**Chief Building Official** – None received.

**Fire Department** – No comments or concerns.

**Hydro One** – None received.

**Bell Canada** – None received.

**Kawartha Pine Ridge District School Board (KPRDSB)** – No comments or concerns.

**Enbridge Gas** – None received.

### **Comments from the Public**

Notice was initially given by pre-paid First-Class Mail to all residents within 120 meters of the Subject Lands. Notice was posted on the Subject Lands (verified 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.

### **SUMMARY**

Based on the analysis outlined throughout this report, the proposed Zoning By-law Amendment:

- is consistent with the Provincial Planning Statement, 2024; and
- conforms to the County of Northumberland Official Plan and the Township of Cramahe Official Plan.

The Zoning By-law Amendment is good land use planning and is appropriate for the subject lands.

Attachment 1: By-law

Attachment 2: Schedule A

**Submitted by:**

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**Graham Richards, CD, MES**  
**Township Planning Consultant (MHBC)**

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**Jamie Robinson, BES, MCIP, RPP**  
**Township Planning Consultant (MHBC)**

**Reviewed by:**

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**Holly Grant, Clerk**