



REPORT

Planning & Development

Meeting: Committee of the Whole

Date: July 8, 2025

Report No.: PLAN-30-25

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

Subject: D14-MIE-10-25 – Zoning By-law Amendment – 374 County Road 27

Recommendation(s):

BE IT RESOLVED THAT the Committee of the Whole receive Report PLAN-30-25 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.

File No.: D14-MIE-10-25

Applicant: Jesse Miedema

Property: 374 County Road 27

Assessment Roll Number: 1411 011 040 05300 00000

County Official Plan Designation: Agricultural Area

Township Official Plan Designation: Agricultural and Environmental Protection

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

This report has been prepared by MHBC, the Township's planning consultants, with guidance from Township Planning staff.

BACKGROUND

The lands subject to the Zoning By-law Amendment applications are described as Part of Lot 13, Concession 9, municipally known as 374 County Road 27 (the "Subject Lands").

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Provisional approval for the severance of a surplus farm dwelling was granted by the Township of Cramahe Committee of Adjustment on May 27, 2025 (File No. D10-MIE-13-25). 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 lot to the Rural Residential (RR) Zone and the retained lot to a special Agricultural XX (A-XX) Zone. 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: Agricultural uses and woodlands. Lands designated Agricultural and Environmental Protection, and zoned Agricultural (A) and Environmental Conservation (EC).

East: Agricultural uses and woodlands. Lands designated Agricultural and Environmental Protection, and zoned Agricultural (A) and Environmental Conservation (EC).

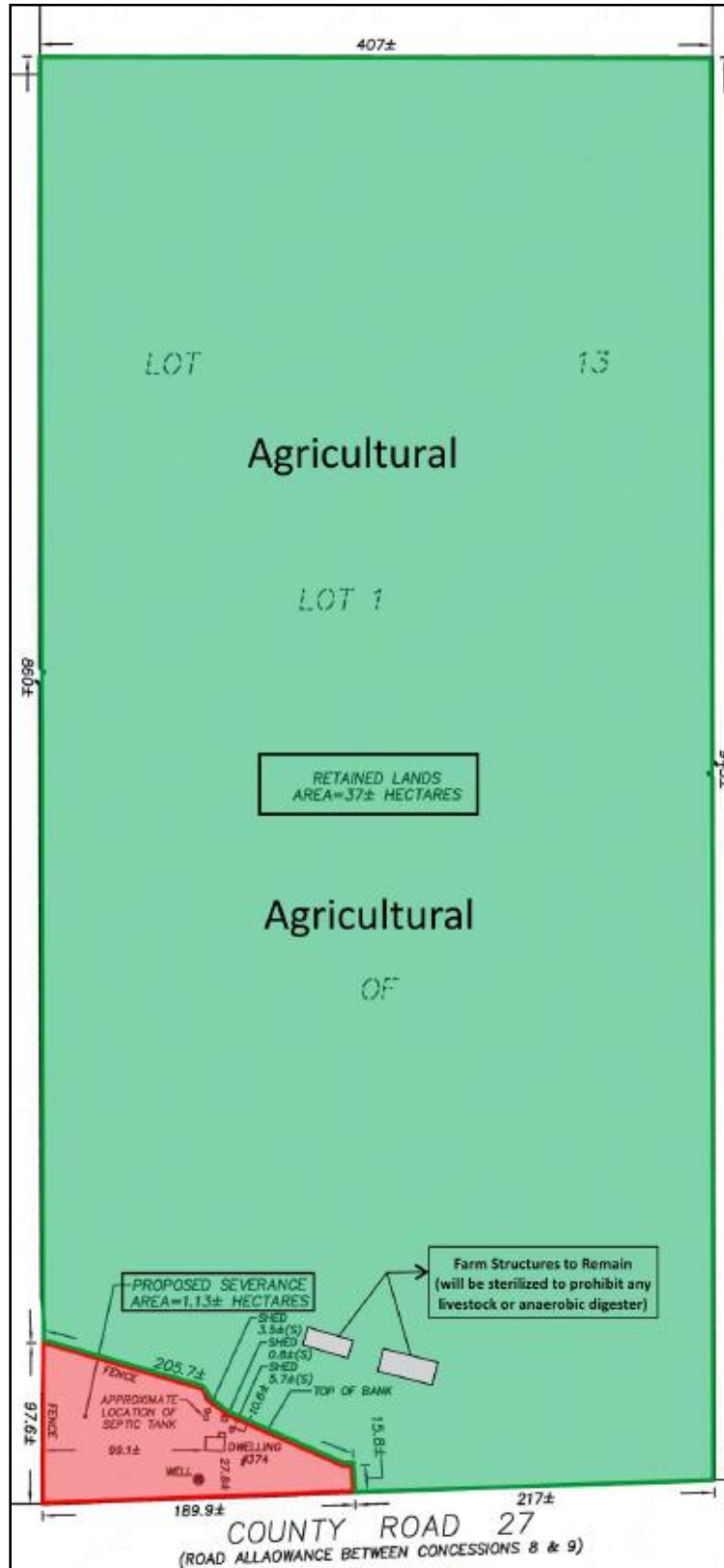
South: Agricultural and rural uses. Lands designated Agricultural and zoned Agricultural (A) and Rural Residential (RR).

West: Agricultural uses. Lands designated Agricultural and Environmental Protection, and zoned Agricultural (A) and Community Facility (CF).

Figure 1: Location of the Subject Lands



Figure 2: Provisionally Approved Severance Sketch



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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 4.3 outlines policies for agriculture, and that prime agricultural areas shall be protected for long-term use for agriculture. Section 4.3.3 outlines policies for lot creation in prime agricultural areas, and that it may only be permitted for one new residential lot per farm consolidation for a residence surplus to an agricultural operation, 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 used 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 proposal would result in a new lot created at 374 County Road 27 for a residence that is surplus to a farming operation. The overall intent of the agriculture policies within the PPS is to protect prime agricultural areas. The proposed severed and retained lots would not result in the loss of agricultural lands and are consistent with the policy framework for lot creation within prime agricultural lands. In addition, the proposed lot configuration will not negatively impact the functionality or viability of the farm parcel, and the retained lot will continue to be used for agricultural purposes.

The proposed Zoning By-law Amendment implements the consent application to ensure consistency with the PPS by limiting the use of the retained lot to agricultural uses and recognizing the characteristics of the severed lot.

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 May 15, 2025) indicating that portions of the severed lot are within

an erosion hazard. The Lower Trent Conservation is of the opinion that the application is consistent with the PPS, provided that site-specific zoning is applied, which prohibits future development on the severed lands until a stability/erosion hazard assessment is completed. A Holding (H) symbol has been applied to the severed lands requiring the completion of a stability/erosion hazard assessment before future development can proceed.

Based on a review of the proposal and applicable policies of the PPS, the proposed rezoning is consistent with the PPS subject to the application of a holding symbol to be removed following the completion of a erosions hazard study.

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 the acquisition of additional farm parcels to be operated as one farming operation. This is provided 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 is prohibited from constructing a new dwelling.

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 “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 outlines policies for severances, with Section 6.2.2 providing special severance policies for the agricultural designation. Lot creation in the agricultural designation may only be permitted for a residence surplus to a farming operation as a result of a farm consolidation, provided that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. This is achieved through site-specific zoning, as detailed further in this report.

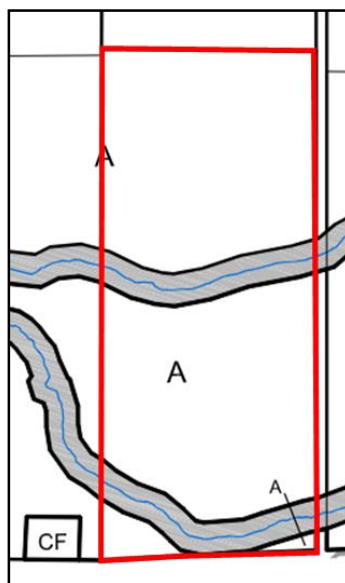
Based on a review of the proposal and applicable policies of the Township of Cramahe Official Plan, the Zoning By-law Amendment conforms to the Township OP.

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

The Subject Lands are currently zoned Agricultural (A) and Environmental Conservation (EC) on Schedule “A” Map 27 as shown in **Figure 3**. Due to the reduced lot area and lot frontage, the severed lot requires rezoning to the Rural Residential (RR) Zone. Additionally, due to the hazardous lands on the severed lot identified by the Lower Trent Conservation, a Holding (H) symbol has been applied, requiring the completion of a stability/erosion hazard assessment before future development can proceed. To preserve the agricultural lands on the retained lot, an Agricultural Exception (A-XX) Zone has been applied to restrict future residential uses and prohibit the keeping of livestock or an anaerobic digester on the remaining farm structures. A draft By-law and Schedule ‘A’ is 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 27



AGENCY COMMENTS

County of Northumberland

Comments were received from the County of Northumberland on May 22, 2025, regarding the previous consent application and are summarized below:

County Planning has no objections with the proposed severance to support a parcel with a dwelling that is surplus to a farming operation, subject to the applicant satisfying the following conditions:

1. To submit a (39R) Reference Plan at their expense to the satisfaction of the County of Northumberland which illustrates a minimum road widening of 16.0 metres from the centreline of County Road 27 along the frontage of the retained and severed parcels; and
2. To deed a road widening to the satisfaction of the County of Northumberland at their expense and that it is free and clear of all encumbrances

It is noted that above comments do not apply to this Zoning By-law Amendment application.

Lower Trent Conservation

Comments were received from Lower Trent Conservation on May 15, 2025, regarding the previous consent application and are summarized below:

1. Consistency with Section 5.2 of the PPS has been demonstrated, provided that site-specific zoning is put in place to prohibit additional activities on the severed lands in the absence of a slope stability assessment.
2. Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 apply to the subject lands. A permit or formal clearance from LTC would be required prior to any development activities taking place on either resultant parcel (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, subject to the zoning noted above.

It is noted that above comments do not apply were made with respect to the consent application, however, comment #1 is required to be implemented through the Zoning By-law Amendment.

Public Works and Environmental Services – No comments or concerns.

Chief Building Official – None received.

Fire Department – No comments or concerns.

Hydro One – No comments or concerns.

Bell Canada – None received.

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

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.

It is our opinion that the proposed 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: _____

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

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

Reviewed by: _____

Holly Grant, Clerk

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