

The Corporation of the County of Northumberland  
Economic Development, Tourism, Land Use Planning Committee  
Agenda

Wednesday, April 2, 2025, 1:00 p.m.

Council Chambers

555 Courthouse Road, Cobourg, ON K9A 5J6

Hybrid Meeting (In Person and Virtual)

Zoom Information

Join Zoom Meeting

<https://us06web.zoom.us/j/83456673006?pwd=umxBqFftA82YCCz65EcZUqMJCbauvj.1>

Meeting ID: 834 5667 3006

Passcode: 940705

Phone: 855 703 8985 Canada Toll-free

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Pages

**1. Notices**

**1.a Accessible Format**

If you require this information in an alternate format, please contact the Accessibility Coordinator at [accessibility@northumberland.ca](mailto:accessibility@northumberland.ca) or 1-800-354-7050 ext. 2327.

**1.b Meeting Format**

This Committee meeting will be held using a hybrid meeting model. The public is invited to attend in-person in Council Chambers. Alternatively, the public may view the Committee meeting via live stream, join online, or join by phone using Zoom Conference technology. If you have any questions, please email [matherm@northumberland.ca](mailto:matherm@northumberland.ca).

- Attend in-person in Council Chambers, located at 555 Courthouse Road, Cobourg
- Watch a livestream by visiting [Northumberland.ca/Council](http://Northumberland.ca/Council)
- Join online using Zoom
- Join by phone using Zoom

2. **Call to Order**

2.a **Territorial Land Acknowledgement**

3. **Approval of the Agenda**

Recommended Motion:

"**That** the agenda for the April 2, 2025 Economic Development, Tourism, and Land Use Planning Committee be approved."

4. **Disclosures of Interest**

5. **Delegations**

6. **Business Arising from Last Meeting**

7. **Communications**

7.a **Correspondence, Champlain Township 'U.S. Tariff Threats on the Steel Sector'**

6 - 11

Recommended Motion:

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the correspondence from the Township of Champlain regarding 'U.S. Tariff Threats on the Steel Sector' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

7.b **Correspondence, 'Proposed U.S. Tariffs on Canadian Goods'**

12 - 17

Recommended Motion:

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from the Municipality of Huron East and Township of Limerick regarding 'Proposed U.S. Tariffs on Canadian Goods' for information, noting that County Council previously considered and supported correspondence regarding this subject matter at the February 19, 2025 County Council meeting; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**7.c Correspondence, City of Port Colborne 'Sovereignty of Canada'** 18 - 19

Recommended Motion:

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from the City of Port Colborne regarding 'Sovereignty of Canada' for information, noting that County Council previously considered correspondence regarding this subject matter at the March 19, 2025 County Council meeting and subsequently received for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**7.d Correspondence, Town of LaSalle 'Interprovincial Trade Barriers'** 20 - 21

Recommended Motion:

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the correspondence from the Town of LaSalle regarding 'Interprovincial Trade Barriers' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**7.e Correspondence, Eastern Ontario Wardens' Caucus (EOWC) 'Alto High Speed Rail Network Project Cutting Through Eastern Ontario'** 22 - 25

Recommended Motion:

"**That** the Economic Development, Tourism and Land Use Planning Committee receive the correspondence from the Eastern Ontario Wardens' Caucus (EOWC) regarding 'Alto High Speed Rail Network Project Cutting Through Eastern Ontario' for information; and

**Further That** the Committee recommend that County Council receive this correspondence for information."

**8. Staff Reports**

**8.a Report 2025-069 'Annual Development Activity 2024'** 26 - 29

Dwayne Campbell, Director Planning, Development and Strategic Initiatives

Ashley Yearwood, Manager of Planning

Recommended Motion:

**“That** the Economic Development, Tourism and Land Use Planning Committee having considered Report 2025-069 ‘Annual Development Activity 2024’, recommend that County Council receive this report for information and direct staff to send a copy of the report and attachments to Northumberland County’s seven member municipalities for information.”

**8.b Report 2025-070 'Cramahe Official Plan Amendment 19 - 218 Orchard Road, Colborne'**

30 - 44

Ashley Yearwood, Manager Land Use Planning

Recommended Motion:

**“That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-070 ‘Cramahe Official Plan Amendment No. 19, 218 Orchard Road, Colborne’, recommend that County Council approve Cramahe Official Plan Amendment No. 19; and

**Further That** the Committee recommend that County Council direct staff to provide a decision notice to the Township of Cramahe and all prescribed persons in accordance with the *Planning Act*.”

**8.c Report 2025-071'Illegal Land Use Enforcement'**

45 - 47

Dwayne Campbell, Director Planning, Development and Strategic Initiatives

Darrell Mast, Municipal Solicitor

Recommended Motion:

**“That** the Economic Development, Tourism, and Land Use Planning Committee receive Report 2025-071‘Illegal Land Use Enforcement’ for information; and

**Further That** the Committee recommend that County Council receive this report for information.”

**8.d Northumberland County Broadband Project - Verbal Update**

Dwayne Campbell, Director Planning, Development and Strategic Initiatives

Recommended Motion:

**"That** the Economic Development, Tourism, and Land Use Planning Committee receive the verbal update regarding the 'Northumberland County Broadband Project' for information."

9. **Other Matters Considered by Committee**
10. **Media Questions**
11. **Closed Session**  
N/A
12. **Motion to Rise and Results from Closed Session**  
N/A
13. **Next Meeting - Wednesday, May 7, 2025 at 1:00 p.m.**
14. **Adjournment**

Township of Champlain

Resolution  
Regular Council Meeting

**Agenda Number:** 15.3.  
**Resolution Number** 2025-071  
**Title:** Canada Metal Processing Group - Announcement on steps to respond to U.S. tariff threats on the steel sector  
**Date:** February 27, 2025

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**Moved By:** Paul Emile Duval  
**Seconded By:** Michel Lalonde

**Whereas** maintaining a healthy domestic steel manufacturing industry and its customer base, who transform steel into steel products, is critical to the economic stability of an independent and autonomous sovereign nation; and

**Whereas** Steel is a foundational industry to produce core products and infrastructure for essential industries e.g., defence, energy supply both fossil fuels and green energy, majority of industrial manufacturing e.g., automotive, transport, heavy equipment and essential for housing and infrastructure construction; and

**Whereas** the Heico Companies' Canada Metal Processing Group ("MPG Canada") operates three businesses (Ivaco Rolling Mills, Sivaco, and Infasco) over 6 manufacturing sites in Quebec and Ontario and employs approximately 1600 individuals. The organization operates a state-of-the-art electric arc furnace (EAF) steel plant and billet caster, a two-strand rod mill, a rod processing facility, two wire mills, a bolt manufacturing facility, a nut manufacturing facility and a steel fastener coating facility. MPG Canada strives to offer the best customer experience by delivering high-value and sustainably engineered steel products across North America; and

**Whereas**, in the face of U.S. tariff threats, and as the Canadian Steel Producer Association (CSPA) members have been advocating, MPG Canada calls on the Canadian government to be prepared to react quickly to safeguard the long-term viability of Canadian steel product manufacturers, and the collective job security of its employees.

**Be it resolved that** the Township of Champlain supports The Canada Metal Processing Group ("MPG Canada") in its request to the Canadian Government to immediately:

- Prepare to implement matching retaliatory tariff measures without any consultation delay;
- Provide support for workers and businesses during this economic crisis;
- Prevent the ever-increasing unfairly traded imports from other countries into Canada and protect the domestic industry by instituting broad Section 53 surtaxes, without any possible exemptions;
- Promote buying Canadian steel, with its much lower carbon intensity than imports; and
- Work in collaboration with the U.S. to create an aligned North American steel trade market for melted and poured North American steel.

**Be it further resolved that** this Resolution be circulated to:

- The Right Hon. Justin Trudeau (Prime Minister of Canada),
- The Hon. Melanie Joly (Minister of Foreign Affairs, Canada),
- The Hon. Nate Erskine-Smith (Minister of Housing, Infrastructure and Communities, Canada),
- Premier of Ontario,
- Ontario's Minister of Economic Development, Job Creation and Trade,
- Ontario's Minister of Municipal Affairs and Housing,
- Federation of Canadian Municipalities (FCM),
- Association of Municipalities of Ontario (AMO),

- Rural Ontario Municipal Association (ROMA),
- Eastern Ontario Wardens' Caucus,
- The Hon. Francis Drouin, MP - Glengarry-Prescott-Russell,
- Member of Provincial Parliament, MPP – Glengarry-Prescott-Russell,
- The Canadian Steel Producer Association,• MPG Canada,
- The Association of Municipalities of Ontario, and
- All of Ontario's municipalities.

**Carried**

Certified True Copy of Resolution

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Alison Collard, Clerk      Date:

Canton de Champlain  
Résolution  
Réunion régulière du Conseil

**No. du point à l'ordre du jour:** 15.3.  
**No. du point** 2025-071  
**Titre:** Canada Metal Processing Group - Annonce des mesures à prendre pour répondre aux menaces tarifaires américaines sur le secteur de l'acier  
**Date:** le 27 février 2025

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**Proposée par:** Paul Emile Duval

**Appuyée par:** Michel Lalonde

**Attendu que** le maintien d'une industrie sidérurgique nationale saine et de sa clientèle, qui transforme l'acier en produits sidérurgiques, est essentiel à la stabilité économique d'une nation souveraine indépendante et autonome ; et

**Attendu que** l'acier est une industrie fondamentale pour la production de produits de base et d'infrastructures pour des industries essentielles telles que la défense, l'approvisionnement en énergie, qu'il s'agisse de combustibles fossiles ou d'énergie verte, la majorité des industries manufacturières telles que l'automobile, le transport, l'équipement lourd, ainsi que la construction de logements et d'infrastructures ; et

**Attendu que** le Groupe de transformation des métaux Canada ( « MPG Canada ») de Heico Companies exploite trois entreprises ( Ivaco Rolling Mills, Sivaco et Infasco) sur six sites de fabrication au Québec et en Ontario et qu'il emploie environ 1 600 personnes. L'organisation exploite une aciérie à four électrique à arc (FEA) ultramoderne et une coulée de billettes, un laminoir à barres à deux brins, une installation de traitement des barres, deux laminoirs à fil, une installation de fabrication de boulons, une installation de fabrication d'écrous et une installation de revêtement d'attaches en acier. MPG Canada s'efforce d'offrir la meilleure expérience à ses clients en livrant des produits sidérurgiques de grande valeur et de conception durable dans toute l'Amérique du Nord ; et

**Attendu que,** face aux menaces de tarifs américains, et comme les membres de l'Association canadienne des producteurs d'acier (ACPA) l'ont préconisé, MPG Canada demande au gouvernement canadien d'être prêt à réagir rapidement pour protéger la viabilité à long terme des fabricants canadiens de produits d'acier et la sécurité d'emploi collective de ses employés.

**Qu'il soit résolu que** le Canton de Champlain appuie le Canada Metal Processing Group (« MPG Canada ») dans sa demande au gouvernement canadien de réagir immédiatement :

- Se préparer à mettre en œuvre des mesures tarifaires de rétorsion correspondantes sans délai de consultation ;
- Soutenir les travailleurs et les entreprises pendant cette crise économique ;
- Empêcher l'augmentation constante des importations déloyales d'autres pays vers le Canada et protéger l'industrie nationale en instituant de larges surtaxes au titre de l'article 53, sans aucune exemption possible ;
- Promouvoir l'achat d'acier canadien, dont l'intensité en carbone est bien inférieure à celle des importations ; et
- Travailler en collaboration avec les États-Unis pour créer un marché nord-américain aligné pour l'acier nord-américain fondu et coulé.

**De plus, qu'il soit résolu que** la présente résolution soit diffusée auprès de :

- Le très honorable Justin Trudeau (Premier ministre du Canada),
- L'honorable Mélanie Joly (ministre des Affaires étrangères Canada),
- L'honorable Nate Erskine-Smith (ministre du Logement, de l'Infrastructure et des Collectivités Canada),
- le premier ministre de l'Ontario,
- Le ministre du Développement économique, de la Création d'emplois et du Commerce de l'Ontario,
- le ministre des Affaires municipales et du Logement de l'Ontario,



- Fédération canadienne des municipalités (FCM),
- Association des municipalités de l'Ontario (AMO),
- l'Association des municipalités rurales de l'Ontario (ROMA),
- le Caucus des gardiens de l'Est de l'Ontario,
- L'honorable Francis Drouin, député de Glengarry-Prescott-Russell,
- Membre du Parlement provincial, MPP - Glengarry-Prescott-Russell,
- L'Association canadienne des producteurs d'acier,
- MPG Canada,
- L'Association des municipalités de l'Ontario, et
- Toutes les municipalités de l'Ontario

**Adoptée**

Copie certifiée conforme

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Alison Collard, greffière      Date :

**Source:** Canada Metal Processing Group

February 24, 2025 10:32 ET

## **Canada Metal Processing Group announces steps to respond to U.S. tariff threats on steel sector**

BROSSARD, Quebec, Feb. 24, 2025 (GLOBE NEWSWIRE) -- Canada Metal Processing Group (MPG Canada) and its subsidiaries, Ivaco Rolling Mills, Sivaco, and Infasco, are announcing the difficult but necessary steps to respond to the current challenging market environment and the threat of incoming tariffs from the United States on steel and steel derivatives. These measures will help maintain the majority of MPG Canada's footprint and workforce while reacting to the impact that these threats are already having on the company's demand for its products destined directly and indirectly, via our Canadian customers, to U.S. customers.

In light of lower anticipated demand and production volume, due to U.S. tariff threats and trade challenges in Canada with increasing imports, the measures include a workforce reduction of 140 production and office employees in Ontario and Quebec, implementation of cost savings actions, and the cancellation or pause of some projects. These steps will enable MPG Canada to remain competitive to service our customers and protect the business in the short-term.

"This was an extremely difficult decision for our company, and not one that was made lightly, but necessary for the business in the current environment," said MPG Canada President Matt Walker. "Our employees are the backbone of our operations. They work hard, day in and day out, to create steel products which are recognized for their quality and good customer service while being an integral part of the Canada-U.S. supply chain."

Soft market in 2024, weak North American macroeconomic demand linked to a U.S. election year, the increased challenge of unfair trade imports into Canada, and now the imminent threat of 25% U.S. tariffs on steel sector and 25% on all Canadian products into the U.S., are having serious impacts on the demand for MPG Canada products.

"While it is impossible at this juncture to predict how long these actions by the United States will last, the Canadian government must be prepared to react quickly to safeguard the long-term viability of Canadian steel product manufacturers, and the collective job security of our employees," said Walker. "Maintaining a healthy domestic steel manufacturing industry and their customer base, who transform steel to steel products, is critical to the economic stability of an independent and autonomous sovereign nation. Steel is a foundational industry to produce core products and infrastructure for essential industries e.g., defence, energy supply both fossil fuels and green energy, majority of industrial manufacturing e.g., automotive, transport, heavy equipment and essential for housing and infrastructure construction."

In the face of U.S. tariff threats, and as the Canadian Steel Producer Association (CSPA) members have been advocating, MPG Canada calls on the Canadian government to immediately:

- Prepare to implement matching retaliatory tariff measures without any consultation delay.
- Provide support for workers and businesses during this economic crisis.
- Prevent the ever-increasing unfairly traded imports from other countries into Canada and protect the domestic industry by instituting broad Section 53 surtaxes, without any possible exemptions.

- Promote buying Canadian steel, with its much lower carbon intensity than imports.
- Work in collaboration with the U.S. to create an aligned North American steel trade market for melted and poured North American steel

### **About Canada Metal Processing Group**

The Heico Companies' Canada Metal Processing Group operates three businesses (Ivaco Rolling Mills, Sivaco, and Infasco) over 6 manufacturing sites in Quebec and Ontario and employs approximately 1600 individuals. The organization operates a state-of-the-art electric arc furnace (EAF) steel plant and billet caster, a two-strand rod mill, a rod processing facility, two wire mills, a bolt manufacturing facility, a nut manufacturing facility and a steel fastener coating facility. Canada Metal Processing Group strives to offer the best customer experience by delivering high-value and sustainably engineered steel products across North America.

### **For media inquiries, please contact:**

Frédéric Perron | Director, Marketing and Business Development  
Canada Metal Processing Group, part of The Heico Companies  
fperron@mpg.heicocompanies.com

**February 21, 2025**

Bonnie Clark  
Chair  
Eastern Ontario Wardens' Caucus

[info@eowc.org](mailto:info@eowc.org)

Kari Stevenson  
Director of Legislative Services/Clerk,  
Peterborough County

[kstevenson@ptbocounty.ca](mailto:kstevenson@ptbocounty.ca)

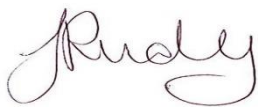
**Re: Proposed US Tariffs on Canadian Goods**

Please note that at their regular meeting on February 18, 2025, the Council of the Municipality of Huron East discussed the above noted matter and the following motion was passed:

**That the Council of the Municipality of Huron East support the Eastern Ontario Wardens' Caucus and Peterborough County regarding the proposed United States Tariffs on Canadian goods.**

If you require anything further, please contact the undersigned.

Kind Regards,



Jessica Rudy  
Clerk  
[clerk@huroneast.com](mailto:clerk@huroneast.com)  
JR:ab

cc: The Right Hon. Justin Trudeau, Prime Minister of Canada  
The Hon. Doug Ford, Premier of Ontario  
The Hon. Melanie Joly, Minister of Foreign Affairs

The Hon. Vic Fedeli, Minister of Economic Development, Job Creation and Trade  
The Hon. Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities  
The Hon. Paul Calandra, Minister of Municipal Affairs and Housing  
Rebecca Bligh, President, FCM and Councillor, City of Vancouver  
Robin Jones, President, AMO and Mayor of Westport  
Bonnie Clark, Chair, Eastern Ontario Wardens' Caucus  
Jeff Leal, Chair, Eastern Ontario Leadership Council  
John Beddows, Chair, Eastern Ontario Mayors' Caucus  
Kari Stevenson, Director of Legislative Services/Clerk, Peterborough County  
All provincial and territorial Premiers  
All local MPs and MPPs



**RE: Negotiations on Trade Tarriffs**

**February 27, 2025**

Right Hon. Prime Minister, Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau,

At the Council Meeting held on February 19, 2025, Limerick Township Council approved Council Resolution 008-2025, supporting the letter submitted by the Eastern Ontario Warden's Caucus regarding negotiations on Trade Tarriff's.

**Motion008-2025**

Moved by Councillor Shawn Pack  
Seconded by Councillor Jan MacKillican

THAT Council for the Township of Limerick hereby supports the letter dated February 10, 2025 by the Eastern Ontario Warden's Caucus, regarding the Canadian and Ontario Governments' Negotiations with the United States Government on Trade Tarriffs;

AND FURTHER THAT a copy of this resolution be sent to:

- The Right Hon. Justin Trudeau, Prime Minister of Canada
- The Hon. Melanie Joly, Minister of Foreign Affairs
- The Hon. Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities
- Doug Ford, Leader of the Progressive Conservative Party
- Marit Stiles, Leader of the Ontario New Democratic Party
- Bonnie Crombie, Leader of the Ontario Liberal Party
- Mike Schreiner, Leader of the Ontario Green Party
- Ontario's Minister of Economic Development, Job Creation and Trade
- Ontario's Minister of Municipal Affairs and Housing
- Rebecca Bligh, President, FCM and Councillor, City of Vancouver
- Robin Jones, President, AMO and Mayor of Westport
- Christa Lowry, Chair, Rural Ontario Municipal Association
- Jeff Leal, Chair, Eastern Ontario Leadership Council
- John Beddows, Chair, Eastern Ontario Mayors' Caucus

Victoria Tisdale, Clerk Treasurer  
[clerk@township.limerick.on.ca](mailto:clerk@township.limerick.on.ca)  
Telephone: 613-474-2863  
Fax: 613-474-0478

Nicole Ilcio, Deputy Clerk Treasurer  
[assistant@township.limerick.on.ca](mailto:assistant@township.limerick.on.ca)  
Telephone: 613-474-2863  
Fax: 613-474-0478



- All regional Members of Canadian Parliament
- All candidates running as Ontario Members of Parliament
- All of Ontario's municipalities for their support

**Carried**

If you have any questions regarding this matter, please contact the undersigned at [clerk@township.limerick.on.ca](mailto:clerk@township.limerick.on.ca) or by phone at 613-474-2863.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria Tisdale".

Victoria Tisdale

Clerk-Treasurer

Township of Limerick

Victoria Tisdale, Clerk Treasurer  
[clerk@township.limerick.on.ca](mailto:clerk@township.limerick.on.ca)  
Telephone: 613-474-2863  
Fax: 613-474-0478

EST. 1792  
*Hastings*  
COUNTY  
Page 15 of 47

Nicole Ilcio, Deputy Clerk Treasurer  
[assistant@township.limerick.on.ca](mailto:assistant@township.limerick.on.ca)  
Telephone: 613-474-2863  
Fax: 613-474-0478

**Resolution: EOWC Support of Canadian and Ontario Governments' Negotiations with the United States Government on Trade Tariffs**

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**Moved by: Corinna Smith-Gatcke, Warden of the United Counties of Leeds & Grenville  
Seconded by: Steve Ferguson, Vice-Chair, EOWC / Mayor of Prince Edward County**

**Whereas** the Canadian government is currently in negotiations with the United States (U.S.) government on their proposed 25% tariffs on Canadian goods exported to the U.S.; and

**Whereas** Canada's Prime Minister and Ontario's Premier have outlined several plans to combat the impact that the proposed tariffs would have on Ontario which focus on strengthening trade between Ontario and the U.S. while bringing jobs back home for workers on both sides of the border; and

**Whereas** the Canadian government has also outlined several ways to address the current relationship with the U.S. including establishing the Council on Canada-U.S. relations to support the federal government as it negotiates with the U.S. on tariffs; and

**Whereas** trade between Ontario and the U.S. is very important to our residents and local economies, and requires all levels of government to work together in the best interest of those residents; and

**Whereas** according to data from the Association of Municipalities of Ontario, across Ontario municipalities are expected to spend between \$250 and \$290 billion on infrastructure in the next 10 years; and

**Whereas** Ontario municipalities have traditionally treated trade partners equally and fairly in all procurements in accordance with our established international trade treaties; and

**Whereas** municipalities play a crucial role as part of the Team Canada approach to combat tariffs and support businesses in our procurement for capital and infrastructure programs; and

**Whereas** there are trade barriers between Canadian provinces and territories.

**Therefore, be it resolved that the Eastern Ontario Wardens' Caucus** supports the Canadian and Ontario governments on the measures they have put in-place in response to the proposed U.S. tariffs on Canadian goods and ask that they take any and all measures to protect the interests of Ontario in any upcoming trade negotiations, and ensure municipalities are part of the coordinated Team Canada approach;

**And that** the Canadian and Ontario governments remove any impediments to municipalities preferring Canadian companies and services for capital projects and other supplies;

**And that** the Canadian and Ontario governments take action to remove trade barriers between provinces as a response to U.S. tariffs and support Canadian businesses;

**And that** the Canadian and Ontario governments remove all legislative barriers that impact the ability to buy local, and indemnify municipalities should there be challenges to buying Canadian;

**And that** the Canadian and Ontario governments continue to invest in infrastructure to provide stability, jobs, and support our communities' social and economic prosperity over the long-term.



**Be it further resolved, that copies of this motion be sent to:**

- The Right Hon. Justin Trudeau, Prime Minister of Canada
- The Hon. Melanie Joly, Minister of Foreign Affairs
- The Hon. Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities
- Doug Ford, Leader of the Progressive Conservative Party
- Marit Stiles, Leader of the Ontario New Democratic Party
- Bonnie Crombie, Leader of the Ontario Liberal Party
- Mike Schreiner, Leader of the Ontario Green Party
- Ontario's Minister of Economic Development, Job Creation and Trade
- Ontario's Minister of Municipal Affairs and Housing
- Rebecca Bligh, President, FCM and Councillor, City of Vancouver
- Robin Jones, President, AMO and Mayor of Westport
- Christa Lowry, Chair, Rural Ontario Municipal Association
- Jeff Leal, Chair, Eastern Ontario Leadership Council
- John Beddows, Chair, Eastern Ontario Mayors' Caucus
- All regional Members of Canadian Parliament
- All candidates running as Ontario Members of Parliament
- All of Ontario's municipalities for their support

**Carried**



**Chair Bonnie Clark, EOWC**

**February 10, 2025**



## PORT COLBORNE

Legislative Services

Municipal Offices: 66 Charlotte Street  
Port Colborne, Ontario L3K 3C8 · [www.portcolborne.ca](http://www.portcolborne.ca)

T 905.228.8031 F 905.834.5746

E [charlotte.madden@portcolborne.ca](mailto:charlotte.madden@portcolborne.ca)

March 4, 2025

The Right Honourable Justin Trudeau  
Prime Minister of Canada  
House of Commons  
Ottawa, ON K1A 0A6

Dear Prime Minister Trudeau:

**Re: City of Port Colborne Support the Town of Fort Frances Re: Sovereignty of Canada**

Please be advised that, at its meeting of February 25, 2025 the Council of The Corporation of the City of Port Colborne supported the resolution from the Town of Fort Frances, regarding the Sovereignty of Canada.

The correspondence is attached for your consideration.

Sincerely,

Charlotte Madden  
City Clerk

Ec: Premier Doug Ford  
The Honourable Melanie Joly, Minister of Foreign Affairs  
The Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade of Ontario  
Association of Municipalities of Ontario  
Federation of Canadian Municipalities  
All Ontario Municipalities



FORTFRANCES

## RESOLUTION OF COUNCIL

Monday, February 10, 2025

Oral Motion

**“THAT Council supports the Town of Halton Hills Resolution No. 2025-0010 regarding the Sovereignty of Canada.”**

*Moved by Wendy Brunetta, Seconded by Steven Maki, Motion Carried by Council.*

WHEREAS President Trump has suggested that with the use of “economic force” such as tariffs, Canada should become the 51st state of the United States, and further he suggests that many Canadians would agree;

AND WHEREAS Canada is a sovereign nation with a peaceful history of self-governance dating to its Confederation in 1867;

AND WHEREAS the Canadian identity is marked by a deep-rooted pride in its heritage and culture founded by French and British settlement, enriched by Indigenous culture and traditions, and by more than a century and a half of multicultural immigration;

AND WHEREAS Canada has significant global standing, consistently supporting its allies, including the United States, in global conflicts such as two world wars, and wars in Korea and Afghanistan; and in international coalitions and in being consistently recognized as among the top countries in the world for quality of life;

AND WHEREAS the shared history of the United States and Canada has been one of friendship, respect, and neighbourly relations;

NOW THEREFORE be it resolved that the Council of the Town of Fort Frances categorically rejects any efforts by incoming President Trump or any others to undermine the sovereignty of Canada. We stand united with our Ontario Premier Doug Fort and our Canadian Prime Minister Justin Trudeau for a Canada that remains strong, free, independent, and characterized by peace, order, and good government.

AND FURTHER THAT the Mayor prepare correspondence containing this resolution for circulation to the office of the American president through our Canadian diplomatic channels with copies to The Right Honourable Justin Trudeau, Prime Minister, The Honourable Melanie Joly, Minister of Foreign Affairs, MP Michael Chong, Premier Doug Ford, The Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade of Ontario, MPP Ted Arnott, Leaders of the Opposition Parties, AMO, FCM, and all municipalities in Ontario.



March 4, 2025

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

The Right Honourable Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Via Email: [premier@ontario.ca](mailto:premier@ontario.ca)

Via Email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

**Re: Tariffs on Canadian Production**

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Council of the Town of LaSalle, at its Regular Meeting held Tuesday, February 25, 2025 passed the following resolution:

**40/25**

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Riccio-Spagnuolo

Whereas the recent threats of an imposition on tariffs on Canadian production will have a substantial effect on the items produced in the County of Essex and purchased in the Town of LaSalle;

And Whereas there has only been a 30-day reprieve granted;

And Whereas, a tariff on Canadian steel and aluminum has been threatened;

And Whereas, these tariffs were going to be applied by another country and therefore can be deemed as being external to the Province and Country;

And Whereas, the interprovincial trade has been deemed by the Canadian Federation of Independent Business (CFIB) to represent 18% of Canada's GDP.

And Whereas, the CFIP released a report that said removing interprovincial barriers could boost the economy by up to \$200 billion annually;

And Whereas, items produced, grown, and manufactured in Essex County are sent across Canada;

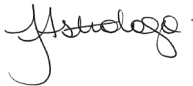
And Whereas, persons in the Town of LaSalle purchase goods manufactured in many provinces and from across the country, and these goods are in many cases subject to interprovincial barriers.

Be It Resolved that, the Town of LaSalle calls upon both the Provincial and Federal Governments to eliminate interprovincial trade barriers to ensure that items produced in the County of Essex and that Canadian items purchased in the Town of LaSalle are no longer subject to these interprovincial trade barriers.

**Carried.**

Please consider this letter as confirmation of the Town of LaSalle's support of the above matter.

Yours Truly,



Jennifer Astrologo  
Director of Council Services/Clerk  
Town of LaSalle  
[jastrologo@lasalle.ca](mailto:jastrologo@lasalle.ca)

cc: Association of Municipalities of Ontario [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
All Ontario Municipalities

February 19, 2025

Martin Imbleau  
President and CEO  
Alto High Frequency Rail  
[communications@hfr-tgf.ca](mailto:communications@hfr-tgf.ca)

**Re: Eastern Ontario Wardens' Caucus Concerns Re: Alto High Speed Rail Network  
Project Cutting Through Eastern Ontario**

Dear Martin Imbleau, President and CEO, Alto:

On behalf of the [Eastern Ontario Wardens' Caucus](#) (EOWC) and our 103 member municipalities, we are writing to raise our concerns on the [Prime Minister's announcement](#) today regarding the Alto high-speed rail network development plan between Toronto and Quebec City.

While the EOWC supports transportation expansion across rural and small-urban communities as a long-standing priority, if built, this project will cut through our region's communities without bringing benefits to local businesses, trail systems, tourist destinations, or our 800,000+ residents.

The EOWC region is about the same geographical size as the province of Nova Scotia (approximately 50,000 square kilometres). Although we recognize that a stop is planned in Peterborough, overall, the train network will still have little to no benefit for the region as a whole.

The EOWC is urging that additional train stop(s) be included across Eastern Ontario as part of the Alto high-speed rail system. Additional stop(s) will improve transit across our rural and small-urban communities as well as strengthen regional connections. However, we have long-standing concerns about the impact of the proposed rail route on the integrity of our recreational trail network as an economic driver, central activity, and transit network for our residents and tourists.

In April of 2023, the EOWC formally responded as a region to the VIA High Frequency Rail municipal consultations voicing these concerns, and has since held meetings with staff around the impacts across our communities. Moving forward, the EOWC would like to work together with Alto high-speed rail, across government, and sectors to encourage additional stop(s) and find a path forward to ensure that this project will bring economic and social benefits to our region, its communities, business and our residents.

**About the EOWC**

The EOWC represents nearly one quarter of the municipalities across Ontario, 103 to be exact. Our Board of Directors is comprised of the 13 counties and single-tier municipal governments across Eastern Ontario. We represent the geographical area between the City of Kawartha Lakes to the Quebec border, spanning nearly 50,000 square kilometres, and advocate for the needs of over 800,000 residents.

\*\*\*

Our municipal elected officials look forward to opportunities to collaborate to strengthen our region's transportation network, communities and local economies. The EOWC is committed to working with all federal and provincial government leaders, as well as private sector partners to ensure Eastern Ontario remains a vibrant, competitive and sustainable region.

We welcome your response and the opportunity to discuss our priorities and explore ways we can collaborate for the benefit of our communities.

Sincerely,



Bonnie Clark,  
Chair, 2025  
Eastern Ontario Wardens' Caucus  
[info@eowc.org](mailto:info@eowc.org)

CC:

The Rt Hon. Justin Trudeau  
Prime Minister of Canada  
[PM@pm.gc.ca](mailto:PM@pm.gc.ca)  
[justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

The Hon. Anita Anand  
Minister of Transport and Internal Trade  
[Anita.Anand@parl.gc.ca](mailto:Anita.Anand@parl.gc.ca)

Members of Parliament for the EOWC region

Rebecca Bligh  
President  
Federation of Canadian Municipalities  
[president@fcm.ca](mailto:president@fcm.ca)

Robin Jones  
President  
Association of Municipalities of Ontario  
[amopresident@amo.on.ca](mailto:amopresident@amo.on.ca)

Christa Lowry  
Chair

Rural Ontario Municipal Association  
[romachair@roma.on.ca](mailto:romachair@roma.on.ca)

Jeff Leal  
Chair  
Eastern Ontario Leadership Council  
[JLeal@peterborough.ca](mailto:JLeal@peterborough.ca)

John Beddows  
Chair  
Eastern Ontario Mayors' Caucus  
[jbeddows@gananoque.ca](mailto:jbeddows@gananoque.ca)

Meredith Staveley-Watson  
Director of Government Relations and Policy, EOWC  
[meredith.staveley-watson@eowc.org](mailto:meredith.staveley-watson@eowc.org)  
Cell: 647-545-8324

Alexis Doyle  
Senior Advisor, Local Government and Community Partnerships – Ontario  
Alto High Frequency Rail  
[alexis.doyle@hfr-tgf.ca](mailto:alexis.doyle@hfr-tgf.ca)



## **EOWC Statement:**

# **High-Speed Rail Cutting Through Eastern Ontario**

“On behalf of Eastern Ontario’s 103 municipalities, the EOWC remains concerned with the Prime Minister’s announcement today regarding the high-speed rail network development plan between Toronto and Québec City.

While we support transit expansion in principle, this project will cut through our region’s communities without bringing benefits to local business, trail systems, or residents.

The EOWC will continue to advocate for additional train stop(s) in Eastern Ontario as part of the Alto high-speed rail system to boost local economies, improve access to transit for rural communities, and strengthen regional connections, while ensuring that we retain the integrity of our recreational trail network as an economic driver.”

**– EOWC Chair, Bonnie Clark (Warden of Peterborough County)**

**Table 1: Residential Units**

	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>New Residential Units</b>	<b>535</b>	<b>717</b>	<b>510</b>	<b>685</b>	<b>346</b>
By Municipality:					
Alnwick/Haldimand	59	52	47	20	34
Brighton	74	121	65	108	69
Cobourg	137	166	123	390	92
Cramahe	28	70	58	40	26
Hamilton	32	54	43	26	24
Port Hope	86	120	50	37	21
Trent Hills	119	134	124	64	80
By Unit Type:					
Detached	361	469	326	359	193
Semi-detached	34	34	44	10	20
Townhouse	26	89	96	94	27
Multi-residential	114	125	44	222	106

**Table 2: Residential Estimated Construction Values**

	202	2021	2022	2023	2024
<b>Total Residential Construction Value</b>	<b>\$189,278,27</b>	<b>\$309,219,769</b>	<b>\$310,057,843</b>	<b>\$380,547,441</b>	<b>\$206,449,194</b>
<b>By Municipality:</b>					
Alnwick/Haldimand	\$24,709,601	\$30,872,084	\$43,220,028	\$17,962,488	\$31,907,752
Brighton	\$35,853,000	\$74,315,000	\$51,914,900	\$84,665,340	\$49,017,300
Cobourg	\$27,807,563	\$40,410,765	\$39,598,497	\$148,937,886	\$28,911,674
Cramahe	\$15,350,634	\$36,278,400	\$41,123,846	\$33,852,750	\$19,969,500
Hamilton	\$17,011,100	\$39,729,000	\$38,063,750	\$33,410,500	\$20,193,452
Port Hope	\$21,954,654	\$32,757,267	\$23,379,178	\$21,119,937	\$13,596,028
Trent Hills	\$46,591,723	\$54,857,253	\$72,757,644	\$40,598,540	\$42,853,488
<b>By Construction Type:</b>					
New Units	\$154,344,376	\$263,621,397	\$245,611,800	\$327,683,286	\$164,521,171
Renovations, Additions or Improvements	\$34,933,899	\$45,598,372	\$64,446,043	\$52,864,155	\$41,928,023

**Table 3: Non-Residential Estimated Construction Values and Permits**

	2020	2021	2022	2023	2024
<b>Non-Residential Construction Value</b>	<b>\$33,466,757</b>	<b>\$161,124,620</b>	<b>\$38,558,490</b>	<b>\$66,354,333</b>	<b>\$147,480,811</b>
<b>By Municipality:</b>					
Alnwick/Haldimand	\$430,000	\$1,128,285	\$1,964,995	\$231,000	\$11,135,000
Brighton	\$1,334,000	\$49,838,000	\$2,931,000	\$5,604,000	\$3,662,000
Cobourg	\$6,857,377	\$94,721,076	\$10,636,830	\$6,972,851	\$63,813,941
Cramahe	\$914,000	\$3,064,921	\$1,783,000	\$1,300,000	\$11,655,000
Hamilton	\$746,653	\$2,173,300	\$1,781,500	\$3,277,049	\$1,321,108
Port Hope	\$22,404,627	\$4,070,755	\$12,343,690	\$20,885,733	\$8,734,400
Trent Hills	\$780,100	\$6,128,283	\$7,117,475	\$28,083,700	\$47,159,362
<b>By Sector:</b>					
Agriculture	\$2,643,253	\$3,952,121	\$5,902,620	\$3,762,249	\$8,558,512
Commercial	\$11,467,643	\$23,651,474	\$14,339,670	\$9,722,424	\$17,392,599
Industrial	\$6,345,861	\$3,240,900	\$5,688,700	\$17,860,550	\$90,456,000
Institutional	\$12,710,000	\$49,813,525	\$6,886,500	\$11,275,410	\$9,964,800
Government	\$300,000	\$80,466,600	\$5,741,000	\$23,733,700	\$21,108,900
<b>Number of Non-Residential Permits</b>					
	<b>123</b>	<b>189</b>	<b>152</b>	<b>126</b>	<b>210</b>
<b>By Municipality:</b>					
Alnwick/Haldimand	3	15	11	3	18
Brighton	9	12	16	16	17
Cobourg	32	52	40	44	51
Cramahe	3	16	5	4	19
Hamilton	11	19	8	7	16
Port Hope	57	39	28	35	35
Trent Hills	8	36	44	17	54
<b>By Sector:</b>					
Agriculture	21	56	51	26	47
Commercial	73	101	64	60	99
Industrial	20	13	12	13	25
Institutional	8	15	17	19	26
Government	1	4	8	8	13

**Table 4: Total Estimated Construction Values**

	200	2021	2022	2023	2024
<b>Total Estimated Construction Value</b>	<b>\$222,745,02</b>	<b>\$470,344,390</b>	<b>\$348,616,332</b>	<b>\$446,901,774</b>	<b>\$353,930,005</b>
<b>By Municipality:</b>					
Alnwick/Haldimand	\$25,139,601	\$32,000,369	\$45,185,023	\$18,193,488	\$43,042,752
Brighton	\$37,187,000	\$124,153,000	\$54,845,900	\$90,269,340	\$52,679,300
Cobourg	\$34,664,940	\$135,131,842	\$50,235,326	\$155,910,737	\$92,725,615
Cramahe	\$16,264,634	\$39,343,321	\$42,906,846	\$35,152,750	\$31,624,500
Hamilton	\$17,757,753	\$41,902,300	\$39,845,250	\$36,687,549	\$21,514,560
Port Hope	\$44,359,281	\$36,828,022	\$35,722,868	\$42,005,670	\$22,330,428
Trent Hills	\$47,371,823	\$60,985,536	\$79,875,119	\$68,682,240	\$90,012,850
<b>By Permit Type:</b>					
Residential	\$189,278,275	\$309,219,769	\$310,057,843	\$380,547,441	\$206,449,194
Non-Residential	\$33,466,757	\$161,124,620	\$38,558,490	\$66,354,333	\$147,480,811

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext. 2327



## Report 2025-070

**Report Title:** Cramahe Official Plan Amendment No. 19  
218 Orchard Road

**Committee Name:** Economic Development, Tourism and Planning

**Committee Meeting Date:** April 2, 2025

**Prepared by:** Ashley Yearwood  
Manager, Land Use Planning  
Economic Development, Tourism and Strategic Initiatives

**Reviewed by:** Dwayne Campbell  
Director  
Economic Development, Tourism and Strategic Initiatives

**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** April 16, 2025

**Strategic Plan Priorities:**  Innovate for Service Excellence  
 Ignite Economic Opportunity  
 Foster a Thriving Community  
 Propel Sustainable Growth  
 Champion a Vibrant Future

---

### Recommendation

**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-070 ‘Cramahe Official Plan Amendment No. 19, 218 Orchard Road’, recommend that County Council approve Cramahe Official Plan Amendment No. 19; and

**Further That** the Committee recommend that County Council direct staff to provide a decision notice to the Township of Cramahe and all prescribed persons in accordance with the *Planning Act*.”

---

### Purpose

The purpose of this report is to recommend approval for Cramahe Official Plan Amendment No. 19 (OPA 19) – 218 Orchard Road.

## Background

The subject property is located on the north side of Orchard Road, west of Big Apple Drive (County Road 25). The property is 12.95 hectares (32.0 acres) in size and was recently purchased and merged with The Big Apple property (a commercial tourist attraction), supporting the following temporary land uses:

- A commercial parking lot;
- A dog park; and
- A petting zoo (see Attachments 1 and 2).

Surrounding land uses include:

North: Highway 401 (abutting property), agricultural (most including a detached dwelling in conjunction with an agricultural operation), woodlands, watercourses, and wetlands;

East: The Big Apple (east side of the subject property), Union Cemetery, Big Apple Drive (County Road 25), industrial, and wetlands;

South: Orchard Road, agricultural (most including a detached dwelling in conjunction with an agricultural operation), commercial (gas station and restaurants), woodlands, a watercourse, and wetlands; and

West: Woodlands, a watercourse, the Township of Alnwick/Haldimand; agricultural (most including a detached dwelling in conjunction with an agricultural operation), and rural residential (see Attachment 1).

On July 19, 2022, the Township of Cramahe passed a zoning by-law to temporarily permit a commercial parking lot, dog park and petting zoo for up to two years. On June 25, 2024, the Township passed a second temporary zoning by-law, which granted a one-year extension to these land uses. The extension was conditional upon a Cramahe Official Plan amendment to permanently allow the land uses on the property.

In January 2024, Fotenn Planning and Design Inc. (the applicant) submitted a Cramahe Official Plan Amendment proposing text and schedule changes to recognize the existing commercial parking lot, dog park and petting zoo land uses on the subject property within the existing 'Employment Areas' designation.

It is our understanding that the owner also proposes to construct a storage warehouse facility with additional parking on the subject property. These land uses will be within the Township's 'Employment Areas' designation and will require a zoning by-law amendment (rezoning). It is our understanding that the applicant intends to submit a rezoning application to the Township following approval of this official plan amendment.

On April 30, 2024, the Township of Cramahe adopted Official Plan Amendment No. 19 (OPA 19). In accordance with the Planning Act, OPA 19 was submitted to Northumberland County for approval (see Attachment 3).

If the County grants approval to OPA 19, the applicant will be required to submit a zoning by-law amendment and site plan applications to permanently allow the land uses and approve the technical aspects of the development.

## **Consultations**

On March 12, 2024, the Township of Cramahe held a hybrid public meeting (virtual and in person) to obtain public input on OPA 19. Notice for the meeting was posted on the subject property and mailed to property owners within 120 metres of the property.

Township of Cramahe staff advised that the Township did not receive any public comments on this application.

The proposed amendment was also circulated to prescribed agencies, including County Planning for review prior to Cramahe Council considering the amendment.

Following Cramahe Council's adoption of OPA 19, notice of the adoption was sent to the County in accordance with the requirements of the *Planning Act*.

## **Discussion / Options**

The Cramahe Official Plan establishes land uses to guide development throughout the Township, and to ensure the protection of rural employment land uses. Cramahe Official Plan Schedule "A" – Land Use Plan illustrates the land use designations on the subject property and surrounding area.

Cramahe's Official Plan designates the subject property as "Employment Areas", which permits industrial land uses. The proposed commercial land uses are not listed in the Township's "Employment Areas" designation and as such, a special Employment areas policy is proposed to allow the uses.

In support of the development, Fotenn prepared a Functional Servicing Report (FSR) and a Species-at-Risk (SAR) Screening Report, which were reviewed by the Township and the Ministry of the Environment, Conservation and Parks.

The Township was satisfied with the findings and conclusions of the FSR, whereas the Ministry required additional information to ensure that the proposed development will not adversely impact identified endangered species (e.g., Eastern Meadowlark and Bats). Despite these concerns, the Ministry advised that in accordance with the Endangered Species Act, development applications such as official plan and zoning by-law amendments, which would not result in physical development can be processed, since they do not pose any contraventions to the Act. However, development applications such as site plan review must receive assurance from the Ministry since approval could directly lead to damaging or destroying endangered species habitat.

OPA 19 would add a new site specific "Special Employment Areas" policy on the property to recognize an existing commercial parking lot, dog park and petting zoo.

## **Legislative Authority / Risk Considerations**

The adopted text and mapping amendments were assessed for its conformity to the Northumberland County Official Plan (OP). The proposed changes conform to the County OP, since the proposed development will support the longevity and viability of a rural commercial tourism land use.



The adopted mapping change was also assessed for consistency with the Provincial Planning Statement (PPS). County Planning determined that the proposed change is consistent with the PPS, which provides opportunities to support diversified tourism within designated Rural Areas.

The adopted amendment is being approved by the Council of the County of Northumberland in accordance with the provisions of the *Planning Act* and Council By-law 2016-58.

The recommendations of the Economic Development, Tourism and Planning Committee are scheduled to be considered by County Council on April 16, 2025. Once County Council has rendered a decision regarding Cramahe Official Plan Amendment No. 19, and the County Clerk has issued the decision notice, a 20-day appeal period will begin during which time any interested party can submit an appeal to the Ontario Land Tribunal. If no appeals are received, County Council's decision will become final.

### **Financial Impact**

N/A

### **Member Municipality Impacts**

If County Council grants final approval, the applicant is required to submit additional development applications (zoning by-law amendment and site plan review) to the Township of Cramahe to facilitate the longevity of the current land uses before they expire. Prior to receiving final site plan approval, the applicant will also be required to satisfy the requirements of the Ministry of the Environment, Conservation and Parks to ensure the proposed development will not adversely impact endangered species that were identified on the subject property.

### **Conclusion / Outcomes**

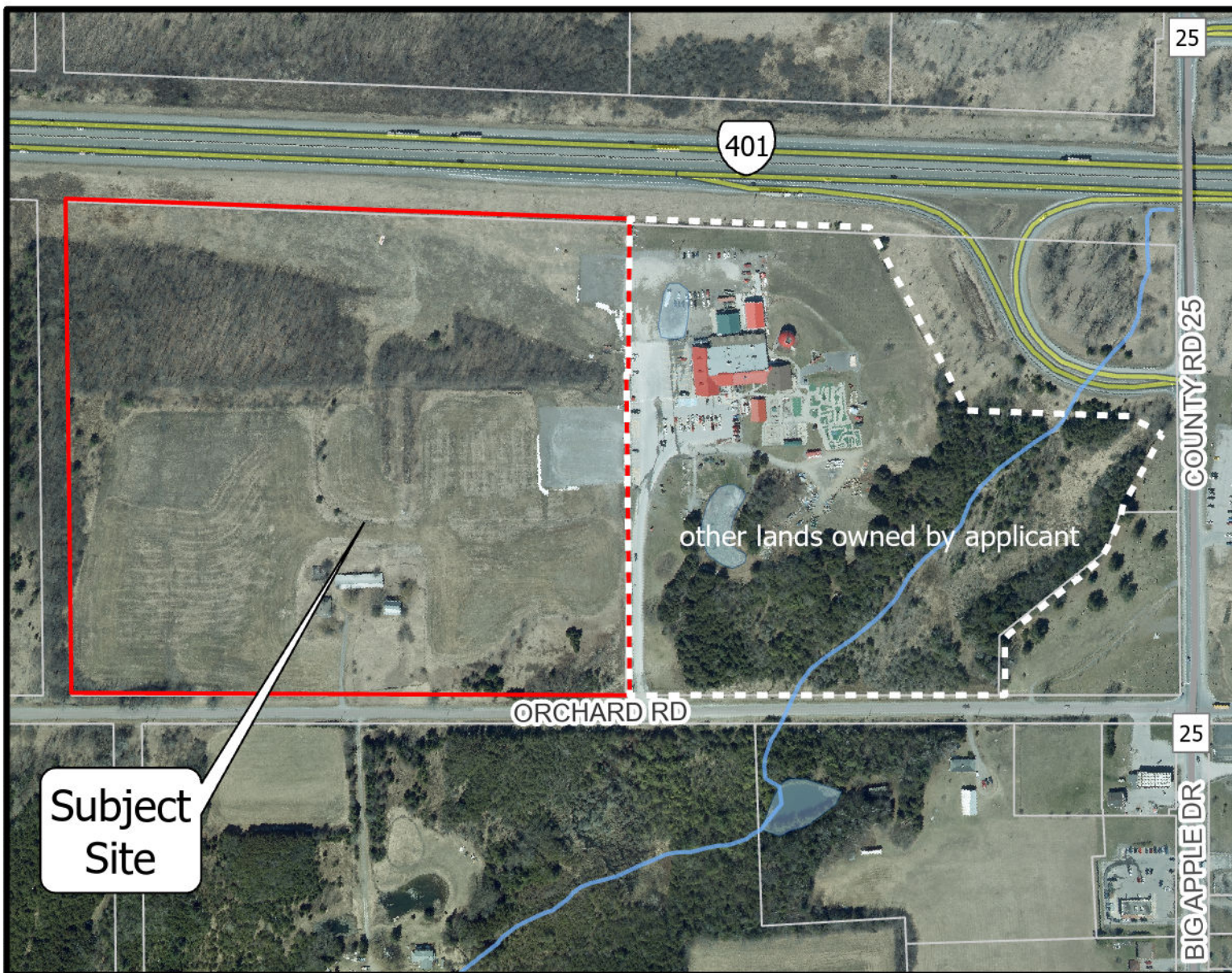
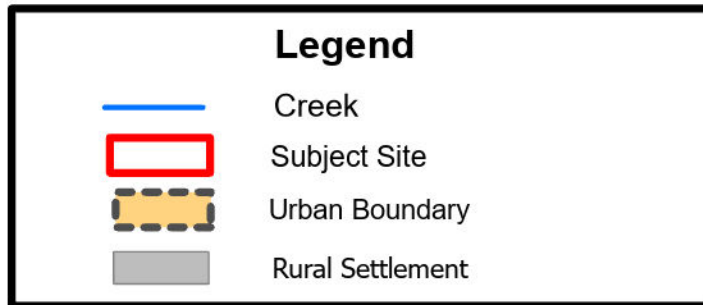
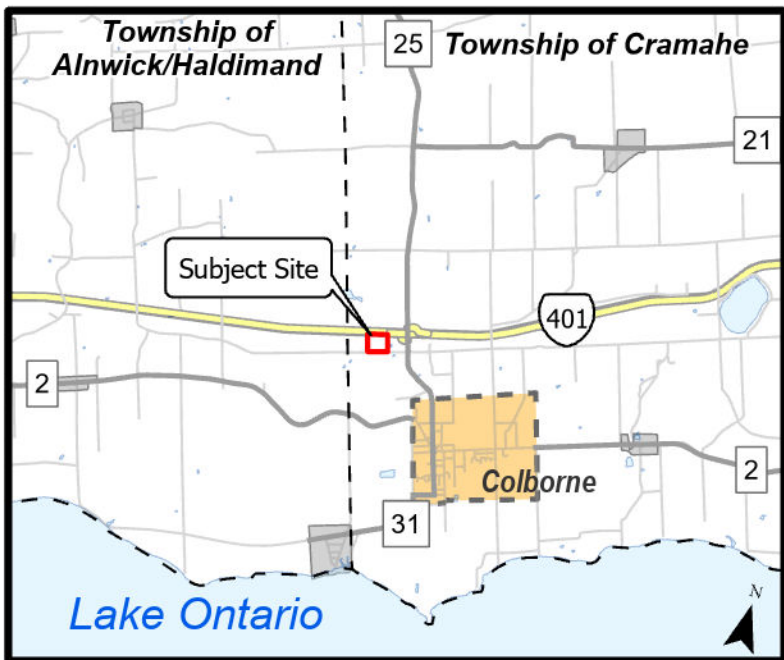
Cramahe Official Plan Amendment No. 19 includes a text amendment and a land use mapping change on the property 218 Orchard Road located south of Highway 401, west of County Road 25 in Cramahe Township's rural employment area. The amendment will facilitate the expansion of The Big Apple.

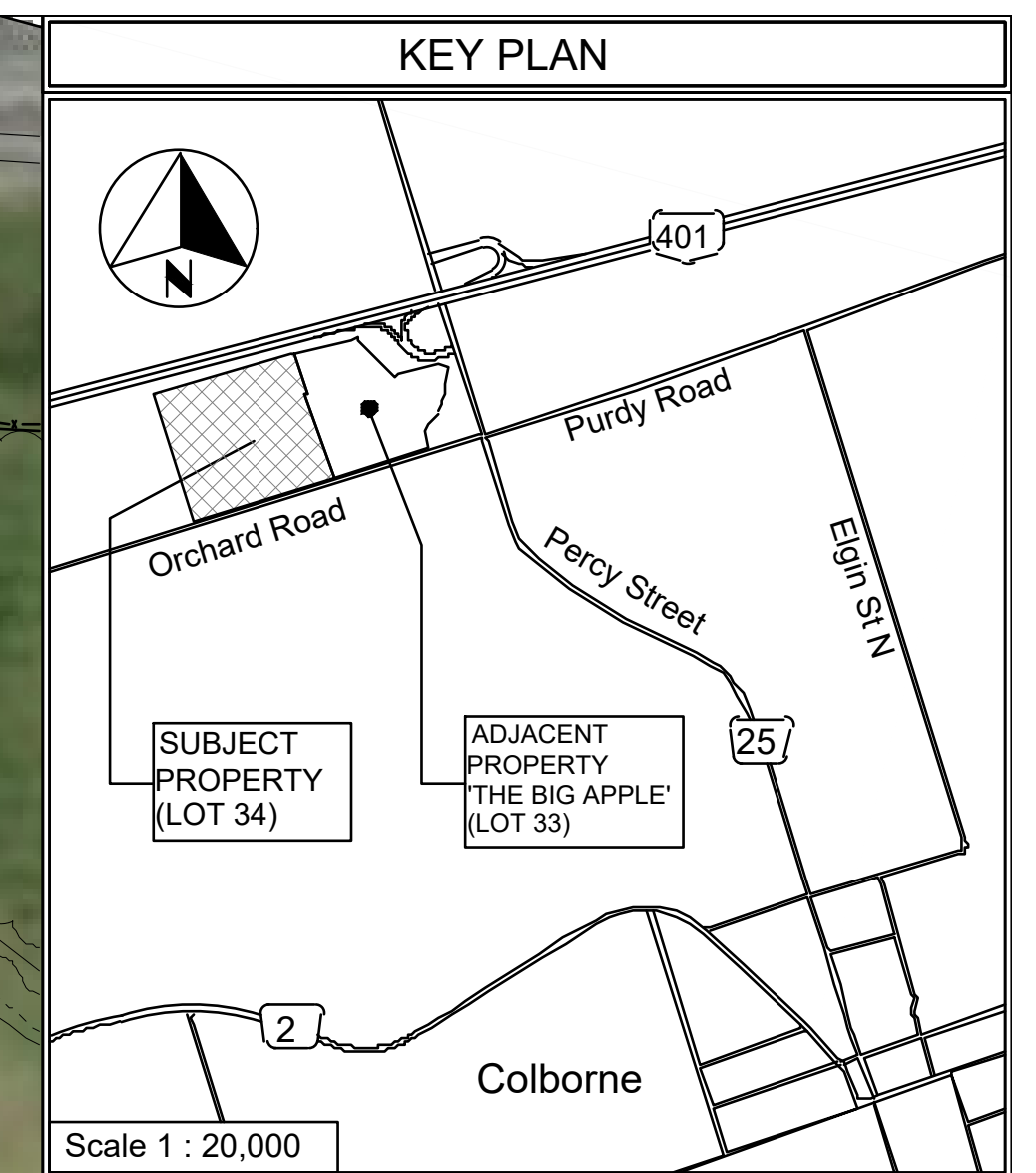
The adopted amendment is in accordance with County Official Plan policies and applicable Provincial land use policies. As such, it is appropriate for County Council to approve the amendment.

### **Attachments**

1. Report 2025-070 ATTACH 1 'Map – Location Sketch'
2. Report 2025-070 ATTACH 2 'Proposed Conceptual Plan'
3. Report 2025-070 ATTACH 3 'Cramahe Official Plan Amendment No. 19'

**Council Report:  
Official Plan Amendment #19  
218 Orchard Road,  
Cramahe**





Scale 1 : 20,000

**LEGEND**

- X-X- FENCE
- - - SWALE
- 165 ELEVATION CONTOUR
- WS WATER SERVICE

PRELIMINARY FOR REVIEW ONLY RE LOT 34-01  
OCTOBER 19, 2023

**SITE DATA**

LEGAL DESCRIPTION:  
PART OF LOT 34, CONCESSION 3  
TOWNSHIP OF CRAMAHE  
COUNTY OF NORTHUMBERLAND

SITE BOUNDARY INFORMATION OBTAINED FROM:  
REGISTERED PLAN 39R-12916  
By GIFFORD HARRIS SURVEYING LTD  
Dated Sept. 12, 2013

SITE CONTOURS TAKEN FROM ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY GIS APPLICATION.

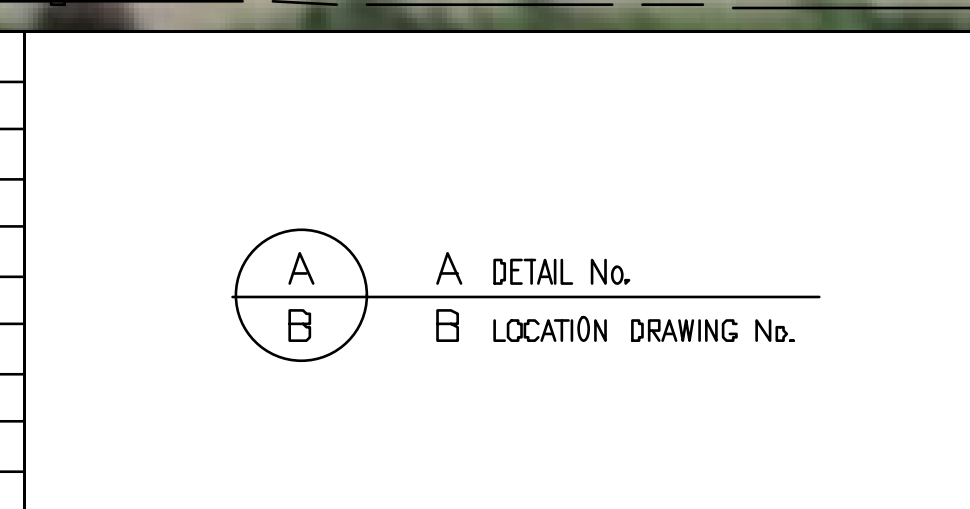
ADDITIONAL INFORMATION DERIVED FROM IMAGERY BY GOOGLE © 2020

FOR INFORMATION ON ADJACENT BIG APPLE SITE (LOT 33), REFER TO LASSING DIBBEN SITE PLAN DRAWINGS LD 18-016 SP1, SP2 & SP3.

**SITE STATISTICS**

LOT AREA:	132,300 m2
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Rev.	Description	Date	By	Chk'd	No.	Dwg. No.	Reference Drawings
9							
8							
7							
6							
5							
4	ISSUED FOR SITE PLAN APPLICATION	2023/11/06			4		
3	ISSUED FOR SITE PLAN APPLICATION	2023/10/19			3		
2	ISSUED FOR ZONING AMENDMENTS	2023/10/19			2		
1	ISSUED FOR PRELIMINARY REVIEW	2023/10/19			1		



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customer:  
**GOLDEN COLBOURN ORCHARD INC.**

approved by: \_\_\_\_\_ date: \_\_\_\_\_  
checked by: \_\_\_\_\_ by: \_\_\_\_\_  
drawn by: SH  
designed by: \_\_\_\_\_

client approved: \_\_\_\_\_  
client dvg. no. \_\_\_\_\_

project:  
**Zoning Amendment  
Application - Site Plan  
218 Orchard Road**

date: OCT 2023 job no. QE140-22 scale: 1:750

**Q&E ENGINEERING INC.**  
CIVIL-STRUCTURAL ENGINEERS  
(P) 613-707-0706  
157 FRONT ST., BELLEVILLE, ONTARIO K8N 2Y6

title: **EXISTING CONDITIONS INCLUDING  
PROPOSED STORAGE WAREHOUSE  
76.2m x 30.48m**

dwg. no. **QE-S1** rev. **1**

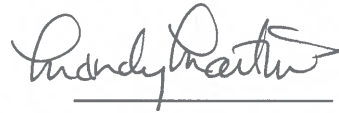
**AMENDMENT No. 19**  
**TO THE TOWNSHIP OF CRAMAHE**  
**OFFICIAL PLAN**

**AN AMENDMENT TO THE**  
**EMPLOYMENT AREAS DESIGNATION FOR**  
**PART LOT 34, CONCESSION 3**  
**“218 ORCHARD ROAD”**

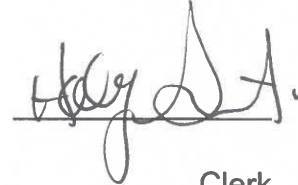
**AMENDMENT No. 19  
TO THE TOWNSHIP OF CRAMAHE  
OFFICIAL PLAN**

The attached explanatory text constituting Amendment No. 19 to the Official Plan of the Township of Cramahe was prepared for and recommended to the Council of the Corporation of the Township of Cramahe.

This Amendment to the Official Plan of the Township of Cramahe was adopted by the Council of the Corporation of the Township of Cramahe in accordance with Sections 17 and 21 of the Planning Act, R. S.O. 1990, c.P.13, as amended, by By-Law No. 2024-30 passed on this 30<sup>th</sup> day of April, 2024.



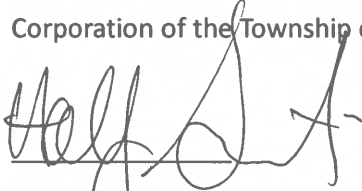
Mayor



Clerk

Certification

Certified that the above is a true copy of By-Law 2024-30 as enacted and passed by the Council of the Corporation of the Township of Cramahe on the 30<sup>th</sup> day of April, 2024.



Holly Grant, Clerk

Attachment 1

AMENDMENT NO. 19  
TO THE OFFICIAL PLAN OF  
THE TOWNSHIP OF CRAMAHE

This Amendment applies to:  
Part of Lot 34, Concession 3,  
Municipally known as 218 Orchard Road

## Constitutional Statement

The following Amendment to the Official Plan of the Township of Cramahe consists of two parts.

Part 1 – The Preamble, consisting of the purpose, location and basis of the Amendment does not constitute part of this Amendment.

Part 2 – The Amendment consisting of the text and Schedule 'A' as attached constitute Amendment No. 19 of the Official Plan for the Township of Cramahe.



## PART 1 – THE PREAMBLE

### TITLE

This Amendment, when approved by Northumberland County, shall be known as Amendment N. 19 of the Official Plan of the Township of Cramahe.

### PURPOSE OF THE AMENDMENT

The purpose of this Official Plan Amendment is to amend the text and Schedule “A” of the Township of Cramahe Official Plan to re-designate Part of Lot 34, Concession 3, municipally known as 218 Orchard Road, to a Site-specific Employment Areas designation to add additional permitted uses.

### LOCATION

The property subject to this Amendment is located on the north side of Orchard Road. The land is legally described as Part Lot 34, Concession 3, Township of Cramahe, Northumberland County.

### BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Township of Cramahe would re-designate the subject lands to a site-specific Employment Areas designation and add a “petting zoo”, “off-leash dog park” and “parking areas” to the list of permitted uses in the Employment Areas designation for the subject property.

## PART 2 – THE AMENDMENT

This part of the document is entitled Part 2 – The Amendment. It sets out the changes to the Text and Schedule “A” of the Official Plan of the Township of Cramahe.

### Details of the Actual Amendment

The Township of Cramahe Official Plan is hereby amended as follows:

- a) That Section 5.9.7 Employment Areas – Special Employment Areas Policy be amended by adding a new subsection 5.9.7.2 that reads as follows:

“5.9.7.2 Part of Lot 34, Concession 3

Notwithstanding any other provision of this Plan to the contrary, on those lands designated Employment Areas in Part of Lot 34, Concession 3, the permitted uses shall also include an off-leash dog park, petting zoo, and parking areas.”

- b) That Schedule “A” – Land Use of the Township of Cramahe is hereby amended, in part, by re-designating Part of Lot 34, Concession 3 from Employment Areas to Special Employment Areas Policy 5.9.7.2, as shown more particularly on Schedule ‘A’ affixed hereto.

### Implementation

Amendment No. 19 to the Official Plan of the Township of Cramahe will be implemented by an amendment to the Township of Cramahe Zoning By-law No. 08-18, as amended. All other provisions set forth in the Township of Cramahe Official Plan regarding implementation shall apply to this Amendment.

### Interpretation

The provisions set forth in the Township of Cramahe Official Plan that are not in conflict with this Amendment shall continue to apply.

**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**

**BY-LAW NO. 2024-30**

Being a By-law Passed Pursuant to the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, to amend the Township of Cramahe Official Plan to add a policy to Section 5.9.7 Special Employment Areas Policy.

**WHEREAS** the Council of the Township of Cramahe held a public meeting on 12<sup>th</sup> day of March, 2024 respecting a proposal to amend the Employment Areas designation on Part of Lot 34, Concession 3, municipally known as 218 Orchard Road in the Township of Cramahe;

**AND WHEREAS** the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Cramahe to amend the permitted uses on Part of Lot 34, Concession 3, municipally known as 218 Orchard Road;

**AND WHEREAS** the Council has determined that the amendment to allow additional permitted uses on Part Lot 34, Concession 3, municipally known as 218 Orchard Road is appropriate and desirable for the development of an off-leash dog park, petting zoo and parking areas;

**AND WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plans of the County of Northumberland and the Township of Cramahe as are currently in force and effect; and

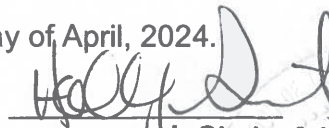
**NOW THEREFORE** the Council of the Corporation of the Township of Cramahe hereby enacts as follows:

1. **THAT** Amendment No. 19 to the Official Plan of the Township of Cramahe, included as Attachment 1 with this By-law, is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make application to Northumberland County for approval of the aforementioned Amendment No. 19 to the Official Plan of the Township of Cramahe.
3. **THIS** By-law shall come into force and take effect as of the date of the final passing hereof.

This By-law is Read and passed on this 30<sup>th</sup> day of April, 2024.



Mayor

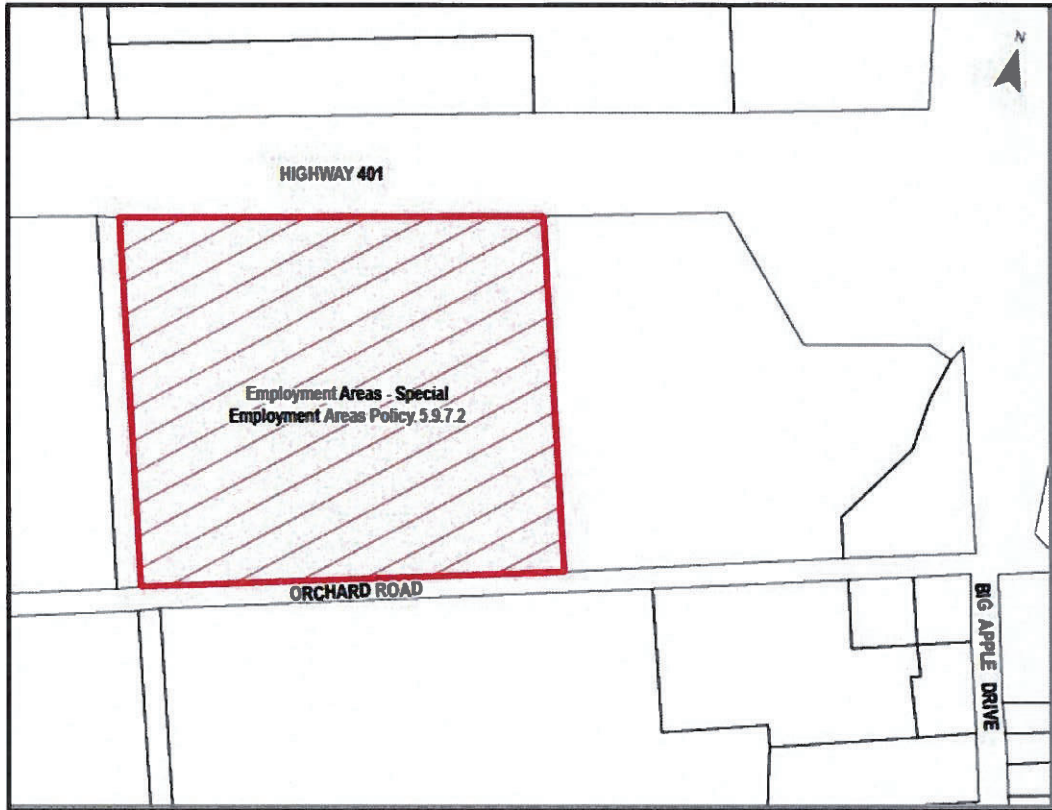


Clerk

I, Clerk of the Corporation of the Township of Cramahe, hereby certify this to be a true copy of the original document.

Dated this 6<sup>th</sup> Day of May 2024





Employment Areas – Special Employment Areas Policy 5.9.7.2

I, Clerk of the Corporation of the Township of Cramahe, hereby certify this to be a true copy of the original document.

Dated this 6<sup>th</sup> Day of May 2024

[Signature]  
Deputy Clerk, Township of Cramahe

Schedule A to Amendment No. 19

To the Township of Cramahe Official Plan

Passed this 30<sup>th</sup> day of April 2024

[Signature]

Mayor

[Signature]  
Clerk

Subject Property

Part of Lot 34, Concession 3

218 Orchard Road

Township of Cramahe

File No. D09-BIG-01-24



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## Report 2025-071

**Report Title:** Illegal Land Use Enforcement

**Committee Name:** Economic Development, Tourism and Planning

**Committee Meeting Date:** April 2, 2025

**Prepared by:** Darell Mast  
Municipal Solicitor  
Corporate Services

Dwayne Campbell  
Director  
Economic Development, Tourism, Land Use Planning

**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** Select Council Meeting Date

**Strategic Plan Priorities:**  Innovate for Service Excellence  
 Ignite Economic Opportunity  
 Foster a Thriving Community  
 Propel Sustainable Growth  
 Champion a Vibrant Future

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### Information Report

“That the Economic Development, Tourism, and Land Use Planning Committee receive Report 2025-071 ‘Illegal Land Use Enforcement’ for information; and

**Further That** the Committee recommend that County Council receive this report for information.”

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### Purpose

This report provides information about correspondence received on Illegal Land Use Enforcement as was requested by County Council.

### Background

In November 2023, County Council received correspondence from the Town of Cobourg and Township of Puslinch supporting a Town of Caledon resolution requesting the Province to

strengthen municipal enforcement powers. The correspondence was sent to the Province and a copy was sent to all municipalities in Ontario. County Council received the correspondence for information and directed staff to report back to Committee and Council.

### **Consultations**

N/A

### **Legislative Authority / Risk Considerations**

N/A

### **Discussion / Options**

As a response to illegal parking and storage of commercial vehicles, the Town of Caledon has taken a proactive approach to enforcement, including establishing an illegal land use task force that has had some success cracking down and prosecuting illegal uses. In 2023 Caledon expanded its task force to include other illegal non-trucking uses such as event centers, institutional uses and places of worship. Caledon is also calling on the Province to amend the Municipal Act and the Planning Act to increase penalty amounts to aid in enforcement, as well as introduce the power to bar entry onto properties where such illegal land uses are found to be occurring similar to provisions that exist in the Cannabis Control Act with respect to premises being used for the unauthorized sale of cannabis products.

As noted above, advocacy for increased penalties primarily relates to illegal use of land for commercial purposes. It was noted in the related staff report to the Town of Caledon's Council that increased fines are sought on the basis that current fines may be insufficient to deter illegal activity because the high profitability of certain uses may exceed the amount of the fines and can be absorbed as a "cost of doing business". Similarly, the power to bar entry to property is sought because owners or occupiers of land who are using the land illegally, or sanctioning or permitting such illegal uses, may continue to allow (and profit from) illegal uses while attempts to prosecute or seek injunctions take time to work their way through the Courts, resulting in ongoing environmental damage and degradation of the property.

Council resolutions from the Township of Puslinch and Town of Cobourg echoed the Caledon advocacy for provincial changes to strengthen municipal enforcement powers.

In Northumberland, property zoning enforcement is in the local municipality's sphere of jurisdiction. In accordance with the Planning Act, County Official Plan policies indicate that local municipalities zone land to permit legally existing uses. Zoning enforcement is a local municipal responsibility. County staff are not aware of any lasting illegal uses in the community that require enhanced enforcement efforts. Staff will continue to monitor land use and zoning activities and work in coordination with local municipal planning teams and advise of any ongoing illegal uses that warrant prosecution.

### **Financial Impact**

N/A

### **Member Municipality Impacts**

County Planning will continue to work alongside member municipal planning teams to ensure land use policies and zoning enforcement align.

## **Conclusion / Outcomes**

This report summarizes staff review of correspondence from the Town of Cobourg and Township of Puslinch supporting a Town of Caledon resolution requesting the Province to strengthen municipal enforcement powers as they relate to illegal land uses. As this approach to enforcement relates primarily to the enforcement of zoning by-laws at the local municipal level, it is appropriate for County Council to receive the correspondence for information.

## **Attachments**

N/A