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## Report 2025-051

**Report Title:** Cramahe Plan of Subdivision – D12-CR2201  
(Foxtail Ridge South)

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

**Committee Meeting Date:** March 5, 2025

**Prepared by:** Ashley Yearwood, RPP, MCIP  
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**Reviewed by:** Dwayne Campbell, RPP, MICP  
Director  
Economic Development, Tourism and Strategic Initiatives

**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** March 19, 2025

**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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### Recommendation

**“That** the Economic Development, Tourism and Planning Committee, having considered Report 2025-051 ‘Cramahe Plan of Subdivision D12-CR2201 (Foxtail Ridge South)’, located immediately south of Prairie Run Road between Durham Street South and Kensington Avenue in the Village of Colborne, recommend that County Council draft approve the subdivision; and

**Further That** the Committee recommend that County Council direct staff to send notice of the draft approval and related conditions to all prescribed persons in accordance with the *Planning Act*.”

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## **Purpose**

The purpose of this report is to provide County Council with the background details, analysis, and recommendations for a residential subdivision application (file number D12-CR2201) known as Foxtail Ridge South in the Village of Colborne.

## **Background**

In 2021, the proponent met with planning staff from the Township of Cramahe and County Planning to discuss a residential plan of subdivision on the subject property. Following the meeting, County Planning staff provided the proponent with a list of documents and fees that were required to consider the plan of subdivision.

On April 14, 2022, the proponent submitted a plan of subdivision application to the County's Planning Department. County Planning staff reviewed the submission to ensure all supporting materials and fees were provided with the application.

On May 13, 2022 County Planning considered the application a complete submission and notified the proponent. County Planning later circulated the application and supporting materials to various review agencies including the Township of Cramahe.

### *Cramahe Official Plan Amendment No. 20 (OPA 20)*

Concurrent with the subdivision application, the proponent submitted an official plan amendment to the Township of Cramahe, which the Township considered in accordance with the *Planning Act*. Cramahe OPA 20 was required to redesignate the majority of the subject site from "Development" to "Village Residential" to facilitate residential development on the property. The Township of Cramahe advised that a zoning by-law amendment (rezoning) is also required for this subdivision to establish land uses and performance standards to permit the development. At the time of preparing this report, the applicant has not submitted a rezoning application to the Township.

On May 23, 2023, the Township of Cramahe adopted OPA 20 and on September 20, 2023 County Council approved OPA 20.

### *Site Characteristics*

The property is approximately 16.05 hectares (39.67 acres) in size accommodating the following frontages:

- West side of Durham Street North – 165.35 metres (542.49 feet);
- East side of Kensington Avenue (a partially opened and unmaintained municipal road allowance) – 188.8 metres (619.42 feet) of broken frontage; and
- South side of Prairie Run Road – 20.0 metres (65.62 feet).

The property is vacant with no physical structures. Agricultural cash crops and hedgerows exist near and along the south portion of the property. Surrounding land uses include:

- North – residential (detached, semi-detached and townhouse dwellings), and Colborne Creek;

- South – vacant industrial lands currently supporting cash crops, wooded areas, hedgerows, and the Canadian National Railway right-of way;
- East – East Colborne Cemetery, rural residential and agricultural cash crops and woodlots; and
- West – residential (predominantly detached dwellings), Colborne Public School, a watercourse, and a wetland;

The topography of the subject property gradually slopes from northeast to southwest, containing stockpiles of fill in various sections (see Attachment 1 – Location Sketch).

### *Development Proposal*

The development proposes to create 210 residential lots for 154 detached dwellings, 20 semi-detached dwellings and 36 street townhouses with frontage on Durham Street South, Kensington Avenue and five future local municipal roads (see Attachments 2 – Proposed Draft Plan and 3 – Proposed Development Plan). The proposed subdivision plan includes the following roads and access:

- Street ‘A’ connecting to Prairie Run Road at its north;
- A southerly extension of Kensington Avenue between Alfred Street and Street ‘A’ providing a west connection point; and
- Street ‘E’ connecting to Durham Street South, at its east.

The development also proposes a 0.85 hectare (2.11 acre) park block, and a 1.01 ha (2.48 ac) stormwater management block. Once approved, these blocks will be transferred to the Township of Cramahe.

### **Consultations**

The subdivision application was circulated to the following agencies for review:

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| • Township of Cramahe   | • Kawartha Pine Ridge District School Board |
| • County Public Works – Corridor Management and Waste Divisions                     | • Lakefront Utilities Services Inc.         |
| • Lower Region Conservation Authority   | • Hydro-One Networks Incorporated           |
| • Species at Risk (Ministry of the Environment, Conservation and Parks)             | • Ontario Power Generation Incorporated     |
| • Bell Canada   | • Enbridge Gas Inc / Union Gas              |
| • Peterborough, Victoria, Northumberland, Clarington Catholic District School Board | • Trans-Northern Pipelines Inc.             |
|   | • TransCanada Pipelines                     |
|   | • Canada Post                               |

A public notice for the subdivision and official plan amendment was mailed to residents and businesses within 120 metres of the subject property and published in the Northumberland News June 9, 2022 newspaper ad. Notice for the meeting was also posted on the subject property.

On June 21, 2022, the Township of Cramahe held a virtual public meeting to obtain public input on the applications. At the meeting, Cramahe staff received two public comments, which generally supported the proposed development but raised concerns about housing affordability. The Township did not receive any written comments, however the two commenting members of the public requested to be notified on County Council's decision on the draft plan of subdivision.

## **Discussion / Options**

A detailed review of planning policy and technical studies was undertaken by the Township of Cramahe, Lower Trent Region Conservation Authority (LTRCA), and County Planning. A summary of the review analysis is discussed below.

### *Provincial Planning Statement (PPS)*

The PPS indicates that settlement areas shall be the focus of growth and development. The PPS also indicates that planning authorities shall support general intensification and redevelopment in settlement areas to support the achievement of complete communities, including by planning for a long range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed development is consistent with the PPS since it would accommodate a mix of residential units in the Colborne urban area. The development will be serviced with municipal water and sewage services which is the preferred servicing method for settlement areas such as Colborne.

### *Northumberland County Official Plan (County OP)*

The County OP designates the subject property as "Urban Areas" within the Village of Colborne. The general land use objectives for residential uses within "Urban Areas" encourage a range of housing types to accommodate diverse social and economic backgrounds. The County OP also encourages increased density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development. A high standard of urban design is also encouraged.

In accordance with the Township of Cramahe's Official Plan, the subject property abuts lands designated for employment/industrial purposes to its south. Policy E2.4 of the County OP requires that a land use compatibility assessment be prepared where sensitive (e.g., residential) land uses are in proximity to less sensitive (e.g., industrial) land uses to ensure that conflicts between these uses are minimized and/or mitigated where appropriate.

The proposed development conforms to the policies of the County OP as it would allow a mix of residential units. The development also proposes appropriate lot patterns and land uses adjacent to existing residential uses with proposed roadways that would intersect with the existing road network.

As required by provincial and municipal land use policies, the proposed development would provide housing and economic opportunities in the Village of Colborne. The development supports a logical and efficient land use pattern in an area designated for growth and development in accordance with municipal land use policies.

### *Traffic Impact Study (TIS)*

Ainley Group prepared a TIS and supporting addendum letter dated March 2021 and April 6, 2022 respectively. The TIS was required to determine if the proposed development will create any traffic impacts on the proposed and existing road networks within and external to the subdivision. The TIS concluded that the proposed roads are sufficient to accommodate the subdivision development but recommended the following road improvements by build out:

- Extend Kensington Avenue to the west site access (Street 'A'); and
- Add a 15.0-metre eastbound and westbound left turn lane storage lengths on King Street East at Durham Street.

The Township of Cramahe has reviewed the TIS and supporting addendum letter traffic memorandum and had no fundamental concerns. Additional technical details to support the findings of the TIS will be addressed through detailed design prior to final approval for the subdivision.

### *Servicing Report*

Ainley Group also prepared a Preliminary Servicing Report dated April 2022, revised June 2023. The servicing report was required to determine if the existing watermain, sanitary and storm sewers can service the subdivision and to identify where connections are proposed throughout the development.

The Servicing Report concluded that sufficient water and sanitary capacity is available at the Colborne water and sewage treatment facilities and that adequate watermain and sanitary connections could be provided throughout the development.

The Township of Cramahe and Lakefront Utilities Services Inc. (LUSI) reviewed the report and had no concerns but requested that various conditions of draft approval be included that will require the proponent to provide detailed utility servicing reports for review by Township and LUSI staff.

### *Stormwater Management (SWM)*

Ainley Group also prepared a Stormwater Management Report dated April 2022, revised June 2023. The SWM report was required to address the stormwater quality and quantity requirements of the subdivision development.

The SWM report concluded that the proposed stormwater management facility block located at the northwestern portion of the subdivision (Block 186) will provide quality and quantify control to site runoff prior to stormwater discharging into the Colborne Creek through a piped outlet within an existing easement of the abutting subdivision to the north (Foxtail Ridge North). The SWM report also concluded that the proposed design of the stormwater management pond will incorporate adequate storage volume to accommodate future post-development drainage conditions.

The Township of Cramahe and the Lower Trent Region Conservation Authority (LTRCA) reviewed the report and had no concerns but requested that conditions of draft approval be included that will require the proponent to provide a detailed Stormwater Management Plans for review by Township and LTRCA staff.

### *Geotechnical Investigation*

Cambium Inc. prepared a Geotechnical Assessment dated September 20, 2019. The Geotechnical Assessment was conducted to review and confirm the subsurface and groundwater conditions within the subdivision and provide design and building construction (e.g., roads and foundations) recommendations.

The Geotechnical Assessment provided various recommendations to ensure that safe building construction can be conducted within the subdivision limits. The report concluded that the current native sub-soils could support the proposed dwellings on conventional strip and spread footings, provided that the footings are below the frost penetration depth. The report also concluded that additional fill will be required in some areas on the property.

The Township of Cramahe reviewed the report and had no concerns with the recommendations and findings of the Geotechnical Assessment report.

### *Environmental Site Assessment*

Ainley prepared a Phase I Environmental Site Assessment (ESA) dated April 11, 2022. The Phase I ESA was conducted to determine the likelihood of areas of potential environmental concern (APEC) with current soil and/or groundwater conditions.

Ainley Group identified two APECs on the subject property related to an electrical substation and the Colborne East Cemetery located immediately east of the subdivision lands, which may potentially contain soil and/or groundwater contaminants of concern. As such, Ainley Group recommended that a Phase II ESA be conducted to test lands along the east property boundary of the subdivision to determine if remediation is required.

County Planning has reviewed the ESA report and has no concerns with the findings. As a condition of draft approval, the proponent will be required to provide a Phase II ESA for review. Where soil and/or groundwater exceedances are discovered, prior to final approval, the proponent will be required to either remediate the site to the satisfaction of the County of Northumberland or submit a Record of Site Condition to the Ministry of the Environment, Conservation and Parks (MECP) and ensure that the RSC is filed on their Environmental Site Registry.

### *Species-at-Risk*

Ainley Group also prepared a Species at Risk Review Memorandum dated April 7, 2022. The Memorandum was prepared to determine if any endangered plant and/or animal species exist either on or in proximity to the subdivision lands.

The review identified four animal species-at-risk that had the potential to be present on or in proximity to the subject lands and recommended various mitigation measures for the proponent to incorporate during construction to minimize any adverse impact on these species. MECP reviewed the Memorandum, acknowledged the recommendations, and did not require the applicant to apply for an *Endangered Species Act* permit.

County Planning has reviewed the Species-at-Risk Memorandum and MECP's comments and has no concerns with the conclusions and recommendations made.

### *Noise Study (Land Use Compatibility Assessment)*

Howe Gastmeier Chapnik Limited (HGC) prepared an Environmental Noise Study dated August 13, 2021. The noise study was required to address potential land use compatibility impacts the proposed development may create on existing vacant employment/industrial land uses to the south in accordance with MECP's D-Series and Noise Pollution Control (NPC) – 300 Guidelines.

HGC recommended the following mitigation measures that should be considered on the abutting employment lands:

- Minimum buffer zones (e.g., 20 metres from the northern property line) should be considered for future employment land uses. This may include accessory uses such as parking lots, landscaping buffers or earth berms;
- Future industrial loading areas should be located on the south side of any industrial building;
- Provisions in the zoning by-law to only permit Class I or II industrial land uses; and
- The provision of noise studies to mitigate noise from sensitive (residential) land uses.

The Township of Cramahe and County Planning staff have reviewed the Noise Study and have no concerns with HGC's findings but recommends that a warning clause be included within the subdivision to notify purchasers and/or tenants the possibility of noise and/or vibrations from future industrial operations, which may interfere with some of their activities.

### *Cultural Heritage*

Ground Truth Archaeology Limited (GTAL) conducted a Stage 1-2 and Stage 3 Archaeological Assessment dated August 31, 2021. The report reviewed the likelihood of the subject property containing historical artifacts through research and test pit sampling. The Stage 3 component of the report was required since the subdivision abuts the Colborne East Cemetery at its northeastern limits.

GTAL concluded that the subdivision lands did not contain any archaeological resources and considered the site clear of any archaeological concerns. GTAL also noted that the footprint of the Colborne East Cemetery did not encroach onto the subdivision and there was no indication of outlying burials on the site. As such, GTAL did not recommend any additional archaeological assessment on the subdivision lands.

The proponent has also submitted an acknowledgement letter from the Ministry of Citizenship and Multiculturalism (formerly the Ministry of Tourism, Culture and Sport) dated July 13, 2022. The Ministry noted that the Archaeological Assessment was prepared in accordance with the Ministry's Standards and Guidelines for Consultant Archaeologists and was entered into their Ontario Public Register of Archaeological Reports.

County Planning has reviewed the Archaeological Assessment report and the Ministry of Citizenship and Multiculturalism's acknowledgement letter and has no archaeological concerns.

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

The recommendations of the Economic Development, Tourism and Land Use Planning Committee are scheduled to be considered by County Council on March 19, 2025. Once County Council has rendered a decision for this plan of subdivision, County Planning in coordination

with the County Clerk will issue a decision notice. All members of the public that requested to be notified will be sent a copy of the decision notice and any related correspondence.

The applicant and/or prescribed agencies can submit a notice of appeal to the Ontario Land Tribunal within 20 days of the notice being issued. In accordance with Section 51(39) of the *Planning Act*, individual public members are no longer able to appeal plan of subdivision decisions. If no appeals are received within 20 days of the date of the decision notice, County Council's decision will become final.

The Owner has reviewed and accepted the County's consolidated conditions of draft approval by email correspondence. Any minor modifications to the conditions and/or draft plan will be in accordance with the Council adopted subdivision procedure. (see Attachment 4 – Conditions of Draft Approval).

### **Financial Impact**

Fees and development charges in accordance with municipal by-laws will be applied prior to lot registration and as part of the building permit process.

### **Member Municipality Impacts**

The Council of the Township of Cramahe has endorsed the plan of subdivision with conditions that must be addressed prior to final approval and registration of the subdivision.

### **Conclusion / Outcomes**

This plan of subdivision will facilitate a 210 residential lot subdivision development in the Village of Colborne consisting of detached dwellings, semi-detached dwellings, and street townhouses. The interests of the County, Cramahe Township, review agencies and public can be accommodated through the conditions imposed as part of the subdivision approval. It is therefore appropriate for County Council to grant draft approval of plan of subdivision application D12-CR2201.

### **Attachments**

- 1) Report 2025-051 ATTACH 1 'Location Sketch'
- 2) Report 2025-051 ATTACH 2 'Proposed Draft Plan'
- 3) Report 2025-051 ATTACH 3 'Proposed Development Plan'
- 4) Report 2025-051 ATTACH 4 'Conditions of Draft Approval – D12-CR2201'