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## Report 2023-073

**Report Title:** Cramahe Official Plan Amendment No. 21  
891 Pinewood School Road, Cramahe

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

**Committee Meeting Date:** June 7, 2023

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**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** June 21, 2023

**Strategic Plan Priorities:**  Economic Prosperity and Innovation  
 Sustainable Growth  
 Thriving and Inclusive Communities  
 Leadership in Change

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### Recommendation

**“That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2023-073 ‘Cramahe Official Plan Amendment No. 21, 891 Pinewood School Road’, recommend that County Council approve Cramahe Official Plan Amendment No. 21; 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.”

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## **Purpose**

The purpose of this report is to recommend approval for Cramahe Official Plan Amendment No. 21 – 891 Pinewood School Road.

## **Background**

The subject property is located on the south side of Pinewood School Road, between County Road 25 and County Road 30, approximately 400 metres west of the Cramahe/Brighton municipal boundary. The property is 9.11 hectares (ha) or 22.52 acres (ac) in size containing a detached dwelling at the southeast corner, a wooded area, and wetlands. The topography of the property gradually slopes downwards from southeast to northwest (refer to Attachment 1 – Location Sketch).

Surrounding land uses include wooded areas, wetlands, and agricultural (most of which containing a detached dwelling accessory to a farming operation).

In November 2022, RFA Planning Consultant Inc. applied to amend the Township of Cramahe's Official Plan to develop the subject property into four rural residential lots for detached houses (refer to Attachment 2 – Lot Concept Layout). In order to facilitate the development, a land use change to the "Recreation Conservation" designation in the Cramahe Official Plan was needed. A land use change from "Recreation Conservation" to "Environmental Protection" and "Rural" was considered as part of a site-specific official plan amendment.

On March 28, 2023, the Township of Cramahe adopted the proposed land use change as Amendment No. 21 to their Official Plan. In accordance with *Planning Act* requirements, adopted Cramahe Official Plan Amendment No. 21 was submitted to Northumberland County for approval (refer to Attachment 3 – Adopting By-law Amendment).

If the County grants final approval to Amendment No. 21, the applicant plans to submit up to three (3) consent/severance applications and a zoning by-law amendment (rezoning) application to the Township of Cramahe to create up to four rural residential lots, ranging between 0.8 ha (2.0 ac) to 5.5 ha (13.5 ac) in size.

## **Consultations**

On January 10, 2023, the Township of Cramahe held a hybrid public meeting (virtual and in person) to obtain public input on the official plan amendment. Notice for the meeting was posted on the subject property and mailed to property owners within 120 metres of the property.

Cramahe staff did not receive any public comments. However, the Township received one request for notification on County Council's decision on Amendment No. 21.

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

Following Cramahe's Council's adoption of Official Plan Amendment No. 21, notice of the adoption was sent to all members of the public that participated or provided input through the process.

## **Discussion / Options**

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

As noted earlier, Cramahe’s Official Plan designates the subject property as Recreation-Conservation. In addition to recreational and conservation land uses, this designation also permits agricultural uses. Rural residential severance(s) are not permitted in the Township’s Recreation-Conservation designation. According to the Township, the Recreation-Conservation designation was considered due to the subject property’s proximity to the south adjacent Goodrich-Loomis Conservation Area (GLCA).

Section 5.12.3 (Recreation-Conservation – Land Under Private Ownership) of Cramahe’s Official Plan allows for the redesignation of “Recreation-Conservation” areas, provided that the lands are privately owned and that the redesignation can be justified to the Township’s satisfaction. The applicant prepared an Environmental Impact Study (EIS) and Hydrogeological Site Assessment for the proposed development. The Township’s Consultant was satisfied with the findings and conclusions of both studies to ensure no adverse impacts on natural heritage features as well as water quality and quantity on the subject property and adjacent lands.

Adopted Amendment No. 21 would change a portion of Cramahe Official Plan Schedule “A” – Land Use Plan to accommodate rural lot creation and additional housing on the subject site while preserving significant environmental features.

## **Legislative Authority / Risk Considerations**

The adopted mapping change was assessed for its conformity to the Northumberland County Official Plan (OP). The proposed change conforms to the County OP.

The adopted mapping change was also assessed for consistency with the Provincial Policy Statement (PPS) and conformity with the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposed change is consistent with the PPS and conform to the Growth Plan.

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 June 21, 2023. Once County Council has rendered a decision regarding Cramahe Official Plan Amendment No. 21, 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 proposes to submit additional development applications (consent and zoning by-law amendment) to the Township of Cramahe to facilitate the creation of up to four (4) rural residential lots.

## **Conclusion / Outcomes**

Cramahe Official Plan Amendment No. 21 includes a land use mapping change on the property 891 Pinewood School Road located between County Road 25 and County Road 30 in rural Cramahe Township. The amendment will facilitate the creation of three rural residential lots for detached houses and a lot for an existing house.

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. Map – Location Sketch
2. Proposed Rural Residential Lot Layout Concept
3. Adopted Cramahe Amendment No. 21