

Planning Justification Report for Proposed Severance
228 Dingman Road, Part 2 of Lot 31, Concession 6
Township of Cramahé



June 2024

Prepared For: Diane Payne (Property Owner)
Prepared by: Clark Consulting Services
CCS Project No.: 5200
Roll No.: 14110110501430500000
Northumberland County Designation: Rural Area
Cramahé Township Designation: Rural & Environmental Protection
Cramahé Township Zone: Rural (RU) – 41

Clark Consulting Services (CCS) has been retained by Diane Payne to prepare and submit an application for the severance of the subject lands at 228 Dingman Road, Lot 31, Concession 6, Township of Cramahé.

The location of the property is illustrated on Figure 1 – Location.



Figure 1 – Location Map



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2. SUBJECT LANDS

As illustrated on *Figure 1*, the subject lands are located on the north side of Dingman Road in the Township of Cramahé. The lot is 16.42 ha (40.57 ac) in size and has 209 m frontage along Dingman Road.

The southern portion of the subject lands is lined by dense vegetation and slight elevation along Dingman Road. The lands continue to increase in elevation for approximately 145 m into the property, where there is an existing log dwelling, detached garage, and four field shelters (for a horse, a goat, and some chickens). The western portion is also quite vegetated along the property edge, with a gravel driveway leading to the existing dwelling. The lands drop in elevation beyond the existing dwelling and support land cultivated with black walnut, dense forested area, and swamp lands.

The subject lands are east of the Greenleys Corners intersection and south of the Castleton Village. The adjacent lands to the north are designated as Environmental Protection, as well as Provincially Significant Wetland from the Piper Creek running east-west. While the subject lands do not contain any waterbodies or watercourses, the northern boundary is within 120 metres of this watercourse. The lands east and south of the subject property are designated Rural, with Environmental Protection/wooded area and Provincially Significant Wetland (Cold Creek) also in their northern portions. The surrounding area supports a mixture of large and small lots predominately used for residential with some hobby farms.

3. PROPOSAL

The proposed severance (*Figure 2*) would take the existing subject lands and result in two lots. The existing dwelling and buildings would remain on the retained lot (northern portion) and a new lot would be created in the southern portion, along Dingman Road.

The retained lot would have 95.32 m of frontage along Dingman Road and would be 157,000 sq.m. (15.7 ha) in size. The severed lot would have 114 m of frontage along Dingman Road and would be 7,222 sq.m. (0.72 ha) in size. The retained lot would maintain the existing natural heritage features and existing structures. The severed lot would be used for residential purposes. The proposed lots would have access to a municipal roadway and services, as both maintain frontage along Dingman Road. If the consent is granted, both the retained and severed lands would operate separately with separate access.

A site visit was conducted on January 22, 2024, to evaluate the subject property, as well as surrounding properties and agricultural operations. There was no formal pre-consultation; however, several conversations were had with the Manager of Planning and Development, Victoria Heffernan, between February 7, 2024, and May 13, 2024.

Figure 2 – Severance Concept Plan demonstrates a draft concept plan for the proposed severance that we believe would be appropriate regarding the applicable policies, regulations and surrounding character.

A professional sketch prepared by an Ontario Land Surveyor has been provided for this report as Attachment A. A drawing that uses this professional sketch as a base but includes all requirements as set out by Cramahé's Consent Application has been provided as Attachment B. Attachment C outlines the lot sizes and frontages within the immediate vicinity.



Figure 2 – Severance Concept Plan

4. SEVERANCE ELIGIBILITY

Section 5.7 of this report will provide a further and more detailed assessment of the proposed severance against the local Official Plan. This section will focus on demonstrating how the subject property is eligible for consent, as per subsection 6.2.1 of the local Official Plan.

Section 6.2 outlines policies for severances in the Township of Cramahé. Subsection 6.2.1 details the General Severance Policies Applicable to all Designations Except Agricultural. Since the subject property is designated as Rural, this section applies to the subject Consent Application.

Subsection 6.2.1.1 states:

"In all land use designations where development is permitted, with the exception of the Hamlet designation and lands subject to the Colborne Secondary Plan, the number of new lots or parcels created by consent per land holding will be three plus the retained. For the purposes of this policy, a holding is a parcel of land as it existed January 1, 1985.

in all designations, including the Hamlet designation and the lands subject to the Colborne Secondary Plan, a holding is a parcel of land as it existed on January 1, 1985."

Attachment D contains a Plan of Survey from 1975 that shows Lot 31 as an entire property, containing both 204 and 228 Dingman Road. Attachment E contains a Plan of Survey (Plan 39R-7141) from 1995 that shows Lot 31 was severed into two parts – Part 1 being 204 Dingman Road and Part 2 being 228 Dingman Road, the subject property. Attachment F contains a partial Plan of Survey from 2021 that shows the southern portion of the subject property. This is the same plan that formed the base of the Professional Severance Sketch in Attachment A. Figure 1 shows Part 1 (western portion/204 Dingman Road) and Part 2 (eastern portion/228 Dingman Road) of Lot 31 as separate lots as of today, 2024. Attachment D demonstrates that these lots were together as of 1975, with the north-western lot being separate at that time. Attachment E demonstrates that Part 1 of Lot 31 was severed in 1995. As such, this demonstrates that the holding has only experienced one new parcel being created by consent, being the one that formed the subject property. The proposed severance would be the second parcel to be created by consent from the holding since 1985.

It is my opinion that these three surveys demonstrate that the subject property meets the severance criteria, as set out by subsection 6.2.1.1 of the Official Plan.

5. POLICY REVIEW

5.1. Provincial Policy

The following sections outline our review of the Provincial Policy Statement 2020 and the Greater Golden Horseshoe Growth Plan. The subject lands are not within the Oak Ridges Moraine Conservation Plan Area or the Greenbelt Plan Area.

5.2. Provincial Policy Statement (PPS)

The Province approved the Provincial Policy Statement (PPS) and the latest version came into effect on May 1, 2020, replacing the PPS of April 30, 2014. This document is a guide for development within the Province.

Rural policies are found in Section 1.1.4. Policy 1.1.4.1 states, "Healthy, integrated and viable rural areas should be supported by:

- a) Building upon rural character, and leveraging rural amenities and assets;
- e) Using rural infrastructure and public service facilities efficiently;



f) Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and sustainable management or use of resources."

Policy 1.1.4.4 states, "Growth and development may be directed to rural lands in accordance with Policy 1.1.5.2" Section 1.1.5.2 states that, "residential development, including lot creation that is locally appropriate", is a permitted use.

Policy 2.1 directs, that natural features shall be protected for the long term.

As previously mentioned, the subject lands contain a swamp area in the northern portion; however, the actual watercourse (Piper Creek) is located on the abutting property to the north. The proposed severance creates a new lot in the most southern portion of the property, so the existing wooded and swamp area will not be impacted.

Based on this, it is my opinion that the proposal is consistent with the policies of the PPS 2020.

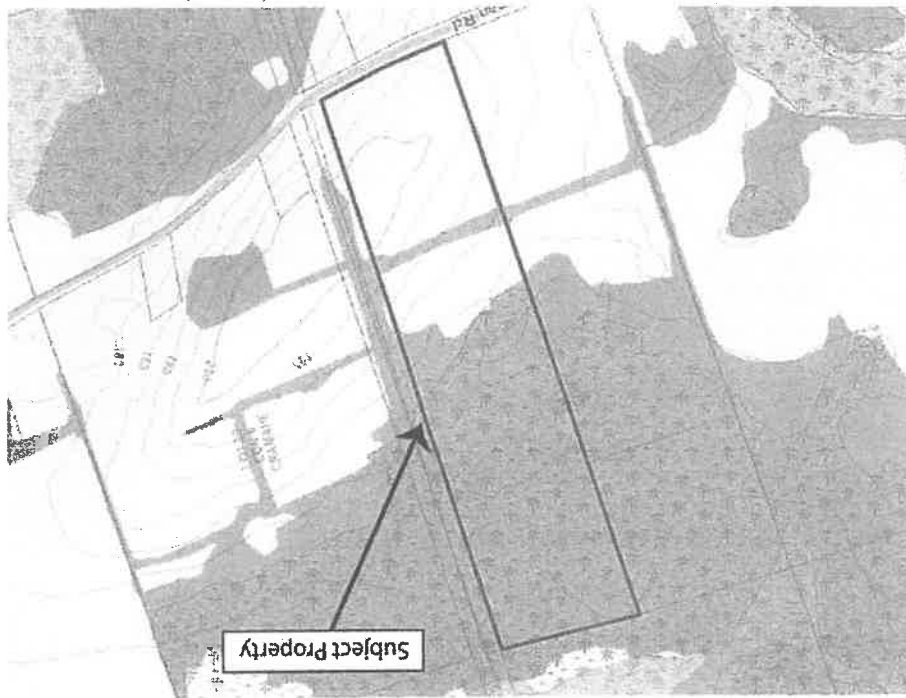
5.3. Growth Plan for the Greater Golden Horseshoe 2019

The Growth Plan for the Greater Golden Horseshoe was updated in May 2019 and further amended in August 2020. The subject lands are not within the Greenbelt, but are within the Greater Golden Growth Plan Area.

The Ministry of Natural Resources and Forestry mapping identifies the subject property as being within a Natural Heritage System Area and contains woodland and unevaluated wetlands. These Natural Heritage Features are in the northern half of the property – approximately 340 m from the front lot line. See Figure 3 – Natural Heritage System Map below.

Section 4.2 outlines policy for Natural Heritage Features and lands adjacent to Natural Heritage Features. Subsection 4.2.2 states, that new development or site alteration will demonstrate that there are no negative impacts on key natural heritage features and the removal of other natural features not identified as key natural heritage features is avoided.

The proposed severance will create a new lot; however, this is contained to the most southern portion of the property and will maintain all of the natural heritage features. The rear lot line of the severed lot is more than 200 m from any natural heritage feature on the subject property. It is my opinion that the proposal is consistent with the policies of the Growth Plan.



5.4. Lower Trent Conservation Authority (LTC)

The Lower Trent Conservation Authority (LTC) approved Ontario Regulation 163/06 Policy Document on February 10, 2022. The subject property is located within the Lower Trent Conservation Authority Area. Figure 4 shows the portion of the subject property that is regulated by LTC.

The area regulated by LTC is limited to the northern portion of the property. The proposed severance creates a new lot in the most southern portion, which is not in a Regulated Area. This area is located more than 200 m south of any Regulated Area. It is my opinion that the proposed severance will not have any negative impacts on the Regulated Area and will maintain any LTC regulations or policies regarding such area.

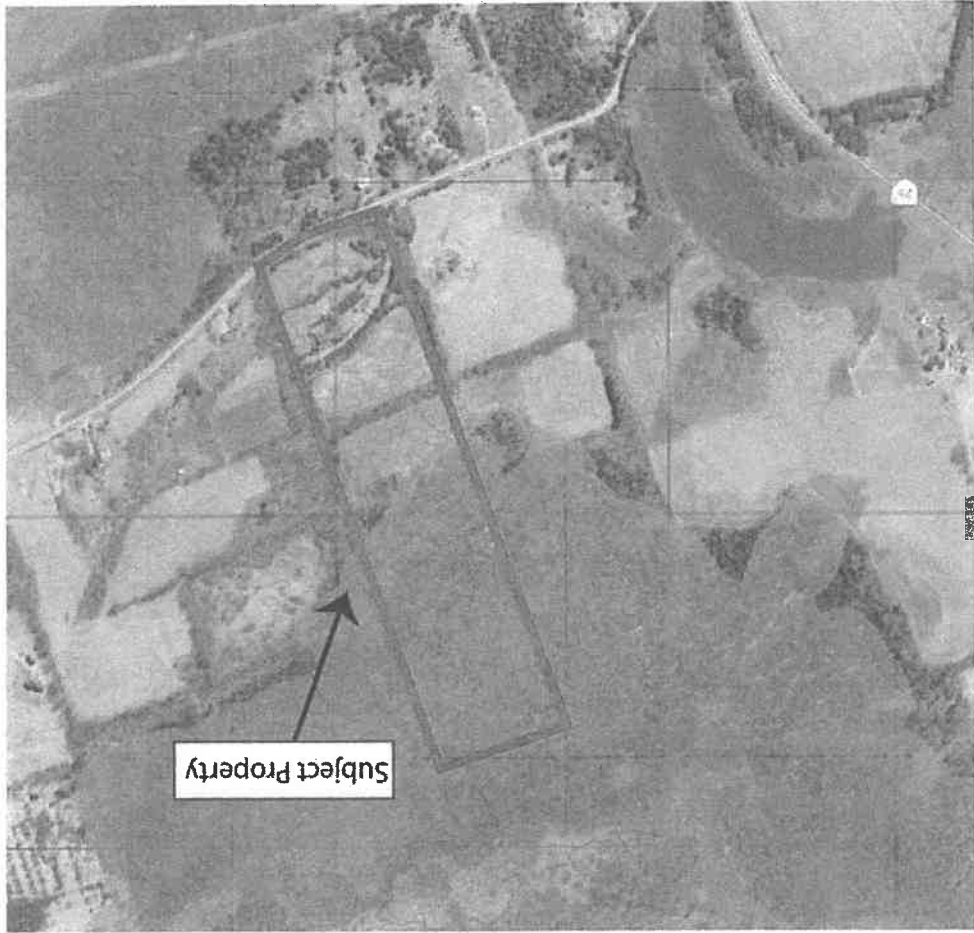


Figure 4 – Lower Trent Conservation Authority Mapping

5.5. County of Northumberland Official Plan

The Northumberland County Official Plan was approved by the Ontario Municipal Board on November 23, 2016. This provides policy for land use within the County including the subject lands. The County Official Plan was amended and approved in accordance with Sections 17 and 21 of the *Planning Act* in July 2020.

The Official Plan, Schedule A – Land Use, shows the subject lands as being designated 'Rural Area' and 'Natural Heritage Area (NHA)', as illustrated on Figure 5. The 'Natural Heritage Area' designation matches the MNRF Natural Heritage System mapping seen in Figure 3.



Section C4 directs policy for the Rural Areas. It states that the objective of this land use designation is to promote a diverse, innovative and economically strong agricultural industry, preserve lands that are locally significant for agricultural uses, provide residential uses and lands that are not constrained or protected for their resource value, and preserve the open space character of the rural landscape.

The proposed severance creates a new residential lot that does not impede or negatively impact any of the above objectives for the Rural Designation.

Section C4.3 provides policy for Lot Creation within the Rural Areas. It states:

a) The creation of more than three units or lots through either plan of subdivision, consent or plan of condominium on one property is permitted provided the lands were zoned or designated for the type and amount of development in a local Official Plan on June 16, 2006; and,

b) Lot creation that is not subject to sub-section C4.3 a) of this Plan shall be governed by the policies of the local Official Plan, recognizing that urban areas and rural settlement areas shall be focus of growth.

The proposed severance only creates one additional lot and adheres to the policies of the local Official Plan, which will be discussed in the following section.

Section C4.4 lists the permitted uses in the Rural Areas. It states that permanent and seasonal dwellings are permitted.

Section C4.6 outlines policies for Land Use Compatibility. It states that the policies of Section C3.11 also apply to the Rural Area designation. Section C3.11 outlines policies regarding land use compatibility between agricultural and non-agricultural operations. This ensures that non-agricultural operations will not disrupt normal farm practices, and to protect existing non-agricultural uses from new agricultural operations.

An MDS review has been completed for the proposed severance and has demonstrated that there are no conflicts between the new lot and surrounding livestock operations. The MDS Report is contained within Attachment G of this report.

Section D outlines policy for Resource Areas and Constraint Areas, including Natural Heritage Resources. This Section was created before the 2020 amendment to the Official Plan, but since the subject property is now designated as Natural Heritage Area, the policies are applicable.

Subsection D1.1 states, "that the objective of the Plan is to protect, maintain, and raise awareness of the natural heritage system, and ensure new development does not negatively impact it." Schedule B-2 of the 2020 amendment to the County Official Plan shows the subject property as having Regionally Important Wetlands and Significant Wetlands (Figure 6).

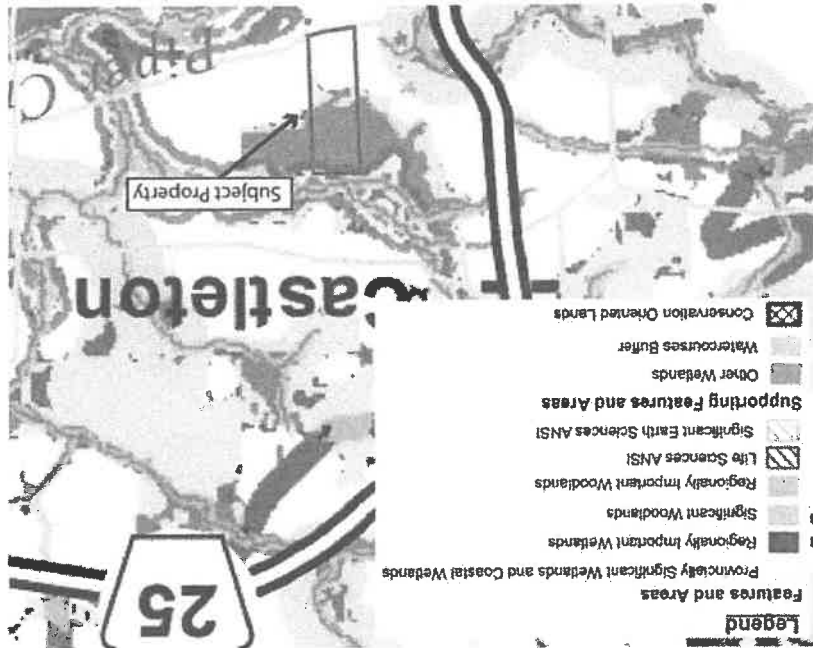


Figure 6 – County of Northumberland Official Plan, Schedule B-2: Natural Heritage Features and Areas

Section D1.5 states that, development and site alteration shall not be permitted in Significant Wetlands or Woodlands. Section D1.9.2 defines 'adjacent lands', and the required setbacks for development. This section describes 'adjacent lands' as 'lands contiguous to a natural heritage feature'. It states that lands adjacent to Significant Woodlands should have a setback of 120 m. Subsection b) states that:

'No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impact on the natural features or their ecological functions.'

The severed lands do not contain any natural heritage features. The severed lands are located more than 200 m from any lands designated as Regionally Important Wetlands. The eastern lot line is approximately 35 m south-west of the most southern part of the Significant Woodland feature. The severed land's rear/north lot line contains a dense tree line that is not designated as significant. This will help provide a buffer between any potential disruption on the severed lot and the significant woodland.

Section E1.5.1 outlines policy and the general criteria for consent to sever applications:
a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis unless otherwise permitted in the local Plan;
The proposed severed and retained lots both front on and are accessed directly from a public road, Dingman Road.

b) Does not have direct access to a County Road, unless the County permits a request for access;
The proposed severed and retained lots do not have direct access from a County road.

c) Will not cause a traffic hazard;
The proposed severance maintains the existing access to the retained lot, and a new access to the severed lands is required and is not anticipated to cause a traffic hazard.

d) Has adequate size and frontage for the proposed use in accordance with the local zoning by-law;
The proposed severance results in the retained lot having a lot frontage less than the minimum required amount; however, it is my opinion that the intent and purpose of the local Zoning By-Law will still be maintained. Further justification for this non-compliance is provided in section 5.7 of this report.

e) Notwithstanding d) above, where a zoning by-law amendment or minor variance is required, approval of such amendment or variance shall be included as a condition of the approval of the consent;
Noted.

f) Can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services;
The retained lot maintains the existing septic system and well. The severed lands have ample room for a new septic system and well. No issues with water supply or sewage



disposal are anticipated.

- g) Will not have a negative impact on the drainage patterns in the area; **It is not anticipated that the proposed severance will result in any negative drainage patterns in the surrounding area.**
- h) Will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan; **The proposed severance is not anticipated to restrict the development of the retained lands.**

- i) Will not have a negative impact on the significant features and functions of any natural heritage feature; in this regard, lots should be restricted in size in order to conserve other lands in larger blocks for natural heritage purposes; **Although the subject property contains natural heritage features, the severed lands do not contain any and provide ample setbacks to any existing features. Negative impacts are not anticipated.**
- j) Will not have a negative impact on the quality and quantity of groundwater available for other uses in the area; **This is not anticipated as a result of the proposed severance.**
- k) Will not have an adverse effect on natural hazard processes such as flooding and erosion; **This is not anticipated as a result of the proposed severance.**

- l) Is large enough to support the development of buildings, structures and septic systems that are no less than 30 metres from the high-water mark of a lake or cold-water stream; or as identified in accordance with Policy D1.12.2 c) of this Plan. **The severed lands supply ample buildable area to construct a new dwelling with appropriate setbacks.**

It is my opinion that the proposed severance maintains the intent and purpose of the County of Northumberland Official Plan.

5.6. Township of Cramahé Official Plan

The Official Plan of the Township of Cramahé was approved by the Ministry in 1998 and has been updated. This review is based on the Office Consolidation of December 2014. Schedule A – Land Use Designations, shows that the subject lands are designated as ‘Rural’, and the north portion being designated as ‘Environmental Protection’ (Figure 7).



Subsection 5.13.1 directs the permitted uses and states that, "Lands designated as Environmental Protection are primarily intended for protection and conservation of the natural

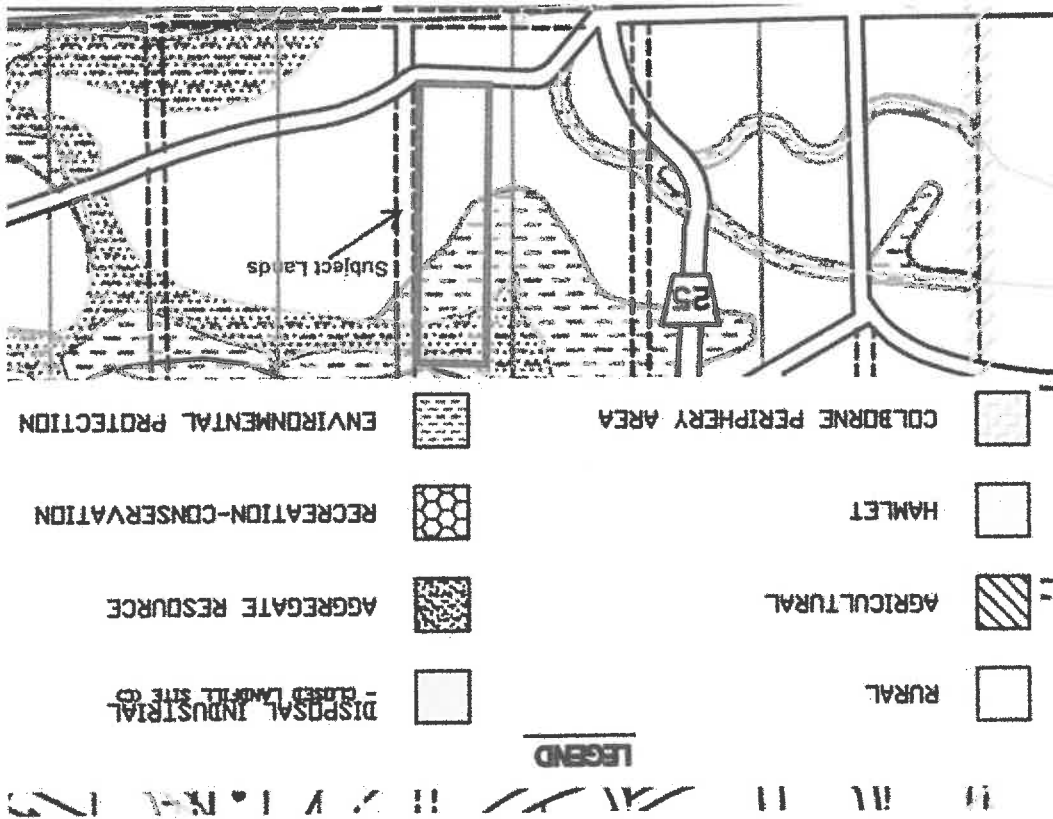
wetlands." have also been identified in the "Environmental Protection" designation. Such features include and/or ecological significance or sensitivity, as identified by the Ministry of Natural Resources this land use designation, "applies to ... certain land or water areas possessing biological Section 5.13 outlines policy for the Environmental Protection land use designation stating that

Report is included as Attachment G of this report.
An MDS review and calculation has been completed for this Consent Application. The MDS

Formulae (MDS I and MDS II) in accordance with the provisions of Section 5.1.30 of this Plan," minimum distance separation setbacks as determined by the Minimum Distance Separation expanding livestock facilities and new farm and non-farm development shall comply with the Section 5.3 outlines policy for Agricultural Separation Requirements. It states that, "new and

uses, in the form of one single dwelling, is permitted.
Section 5.3 directs policy for the 'Rural' land use designation and states that limited residential

Figure 7 – Township of Cramahe Official Plan Excerpt, Schedule A - Land Use Designations



land and/or environment and should be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards.”

Subsection 5.13.2 provides policy for Buildings and Structures within the Environmental Land use designation directing that, “No buildings or structures shall be permitted in areas designated as Environmental Protection...”

Subsection 5.13.4 outlines policy for Development Within Areas Designated Environmental Protection, stating:

b) “Development and site alteration shall not be permitted within the floodplain or within provincially significant wetlands (Classes 1,2, or 3 wetlands) as identified on Schedule ‘A’ or otherwise determined. New development may be permitted on lands within 120 metres of a 5.1.11. The Environmental Report must demonstrate that the proposed development will not negatively impact on the existing wetland functions or features;

c) Development and site alteration may be considered within or adjacent to all other environmental areas as identified on Schedule “A” subject to the ‘Environmental Review’ policies of Section 5.1.11.”

Subsection 5.1.11 states that Council may require an environmental report be submitted to ensure development will not be subject to risk from natural hazards or pose adverse impacts onto those features. This section continues by noting that Environmentally Sensitive Areas include lands that contain Provincially and Locally Significant Wetlands and Significant Woodlands, among other features not applicable to this application. Lands ‘adjacent’ to an Environmentally Sensitive Area or Natural Heritage Feature are defined as being 120 m within a significant wetland.

The identified Natural Heritage Features and Environmental Protection Areas are not identified as Provincially Significant Wetland, in the local Official Plan nor by the MNR. Furthermore, the severed lands are more than 200 m from any Environmentally Protected Area. The proposed severance does not propose any new structure, use or lot line within any area that is designated as Environmental Protection. As such, it is my opinion that an Environmental Report should not be required for the subject application as the proposed severance will not pose any adverse impacts to the existing natural heritage features on the subject property.

New lot creations by way of consent shall be in accordance with Section 6.2:

6.2.1.5 – The parcel of land to be created and retained by severance and the proposed use shall conform to all applicable provisions of the Township’s Zoning By-law, save that the consent to sever may be granted on the condition that a Zoning By-law Amendment be approved, or that the condition may be varied by the Township’s Committee of Adjustment, if required.

The proposed severance results in the retained lands having a frontage of 95.32 m instead of the minimum required 150 m. A Zoning By-Law Amendment will be required. Justification for this request is provided in Section 5.8 of this report.

6.2.1.6 – Water Supply, Sewage Disposal and Drainage

The proposed severance maintains the existing property's well and septic system for the retained lot. The severed lot has ample room to support a well and septic system for the new lot and no adverse impacts are anticipated.

6.2.1.7 – Orderly and Controlled Development

Smaller residential lots, similar to the severed lands, are not uncommon in the surrounding area, in addition to larger rural lots that also primarily function as residential uses. While it is not uncommon, these smaller residential lots are not directly abutting each other, so the threat of strip development is not anticipated.

6.2.1.8 – Traffic Hazard

The proposed severance is not anticipated to create a traffic hazard as a result of limited sight lights or grades.

6.2.1.9 – Access from Provincial and County Roads

Both the retained and severed lots will front onto Dingman Road, which is not a Provincial Highway or County Road.

6.2.1.10 – Parkland or Cash-in-Lieu of Parkland and Other Dedications

This policy has been noted and is understood if required by the Township.

6.1.1.11 – Lot Lines

The proposed severance does change the subject property's existing lot lines, but it also results in a new buildable lot, so this policy is not applicable.

6.2.1.12 – Easements

There are no known easements on the subject property, nor are any being proposed as a result of the subject Consent Application.

6.2.1.13 – Environmentally Sensitive Areas

The subject property does contain some land designated as Environmental Protection due to wetlands and woodlands also identified by the MNRFP; however, these lands are located in the northern half of the subject property and the severed lands are located in the most southern portion of the property. The severed land's rear lot line is located more than 200 m south of Environmental Protection designated area and is not anticipated to pose any adverse impacts on the existing natural heritage features.

6.2.1.14 – Aggregate Resource Areas

The subject property is not identified as have any Aggregate Resource Areas, and therefore this policy is not applicable to the subject Consent Application.

6.2.1.15 – Agricultural Separation

An MDS review and calculation has been prepared for this application and is contained within Attachment G of this report. The proposed severance is not anticipated to pose any adverse impacts to existing agricultural operations nor vice versa.

6.2.1.16 – Agency Reports

Such additional technical reports are not anticipated to be needed for the proposed severance, but this policy has been noted and is understood if required by Council.

6.2.1.18 – Merged Properties

This policy does not apply to the subject Consent Application.

6.2.1.19 – Previous Consents and Subdivisions

The subject property has legally existed as is since 1995. There have been no further severances since.

6.2.1.20 – Conditions

This policy and accompanying potential conditions have been noted and will be addressed if requested.

6.2.1.21 – Additional Residential Units

The subject property does not have an additional residential dwelling unit.

Section 6.2.3. states that, "Limited non-form residential lot severances shall be permitted in the Rural designation in accordance with the following:

- a) The proposed lot and uses will not conflict with adjacent farming activity;*
- b) The creation or extension of residential strip development shall be discouraged;*
- c) A residential lot severance in the Rural designation may be considered if the effect of such a severance is for residential infilling."*

The retained lands do not comply with the current RU-41 Zone Regulations and will require a Zoning By-Law Amendment for frontage; however, the proposed severance will still result in lots that are compatible with the surrounding area regarding lot size, frontage and shape. Further justification for this requested Zoning By-Law Amendment is provided in the following section of this report.

It is our opinion that the proposed severance would result in lots that are in keeping with the intent and purpose of the Official Plan.

intent and purpose of the Official Plan.

5.7. Township of Cramahé Zoning By-law No. 08-18

Land use in the Township is regulated by Zoning By-law 08-18 as amended. An excerpt from Schedule A, Map 17 is illustrated on *Figure 8* below. The subject lands are zoned Rural with Exception 41 (RU-41). This exception states that the minimum lot area requirement shall be 10.1 ha (24.97 ac), opposed to the requirements for the Rural (RU) Zone.

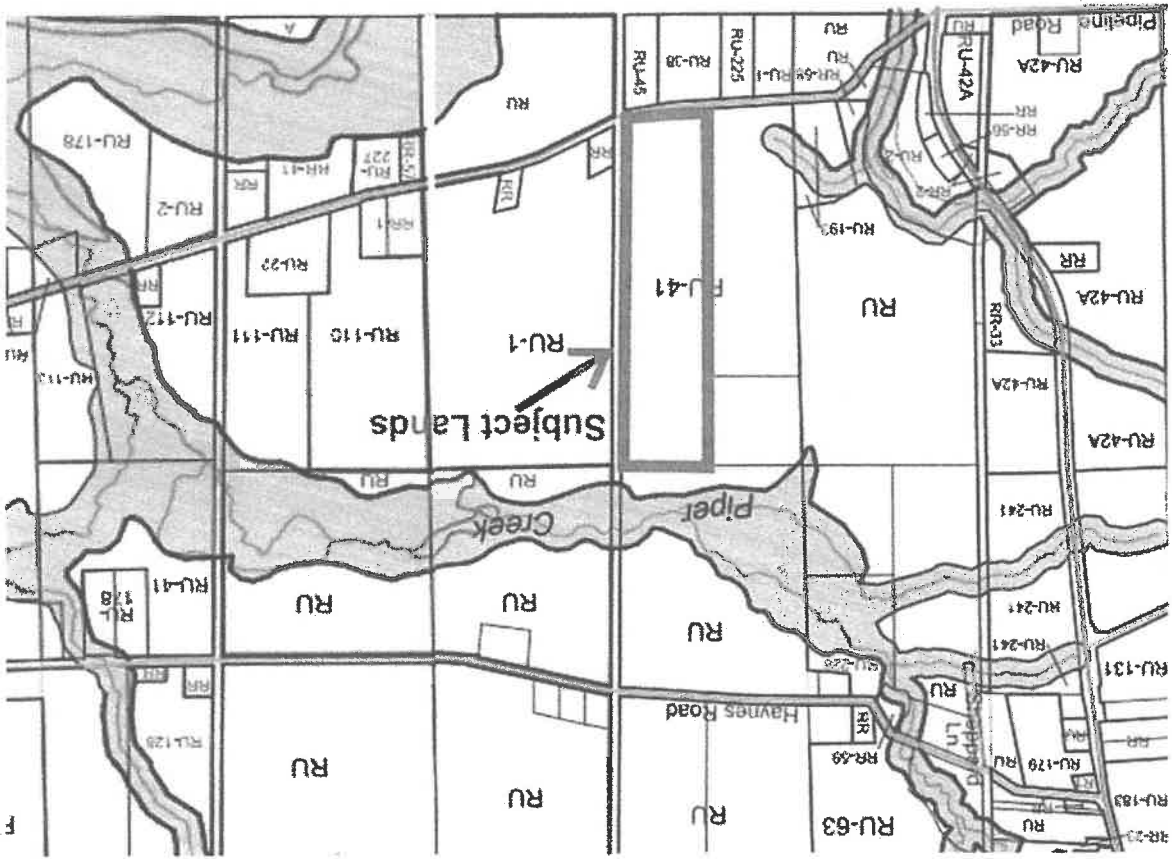


Figure 8 – Township of Cramahoe Zoning By-Law No. 08-18 Excerpt, Schedule A, Map 17

Section 5 outlines the provisions for the Rural (RU) Zone. It is my understanding that the retained lands will remain zoned as Rural (RU). Subsection 5.1 lists a single detached dwelling as a permitted use within the Rural Zone. Subsection 5.2 provides the regulations for uses permitted in the RU Zone, as illustrated in the table below:

permitted in the RU Zone, as illustrated in the table below:



SEVERED LOT (RURAL RESIDENTIAL)			
REGULATION	REQUIRED	EXISTING	PROPOSED
Lot Area (Min)	0.4 ha (0.99 ac)	--	0.7 ha (1.73 ac)
Lot Frontage (Min)	45.72 m (150 ft)	--	114 m
Front Yard (Min)	12 m	--	TBD
Interior Side Yard (Min)	6 m	--	TBD
Rear Yard Depth (Min)	12 m	--	TBD
Dwelling Floor Area (Min)	92.9 sq.m.	--	TBD
Building Height (Min)	11 m	--	TBD
Lot Coverage (Max)	15%	--	TBD
Landscaped Open Space (Min)	30%	--	TBD
Number of Dwellings (Max)	1	--	TBD

Section 7 outlines provisions for the Rural Residential (RR) Zone. It is my understanding that the severed lands will need to be rezoned from Rural (RU) to Rural Residential (RR). Subsection 7.1 provides a list of permitted uses within this zone and includes a single detached dwelling, as the severed lands are intended for. Subsection 7.2 provides the regulations for uses permitted in the RR Zone, as illustrated in the table below:

The retained lands do not comply with the RU-41 regulations for the minimum required frontage. Since the subject property is currently zoned RU with exception 41, a new exception or an amendment to the existing exception will be required.

- (1) The subject lands have a Special Zone Exception (Rural with Exception 41) which stipulates the minimum required lot size to be 10.1 ha (24.96 ac).
- (2) Since the severed lands change how the retained lands will front onto Dingman Road, it is unclear how the Front Yard Setback will be calculated.
- (3) We do not have floor plans, so we are unable to calculate the exact dwelling floor area or building height; however, I believe this is the approximate floor area (not gross floor area) according to our rough calculation from our mapping system. Please let us know if you will require more accurate information.

RETAINED LOT (RURAL)			
REGULATION	REQUIRED	EXISTING	PROPOSED
Lot Area (Min)	25ha E-41: 10.1 ha (24.97 ac) (1)	16.42 ha (40.57 ac)	15.7 ha (38.8 ac)
Lot Frontage (Min)	150 m	209.32 m	95.32 m
Front Yard (Min)	12 m	113 m (Approx)	TBD (2)
Interior Side Yard (Min)	6 m	27 m (Approx)	Not Changing
Rear Yard Depth (Min)	12 m	638 m (Approx)	Not Changing
Dwelling Floor Area (Min)	92.9 m ²	298 m ² (3)	Not Changing
Building Height (Min)	11 m	N/A (3)	Not Changing
Lot Coverage (Max)	10%	0.21% (3)	0.22%
Number of Dwellings (Max)	1	1	Not Changing

The severed lands comply with all of the RR regulations. Details for a future dwelling have not been established; however, the proposed lot boundaries provide ample room to meet the required setbacks and other RR regulations.

Although the retained lands do not meet the minimum required frontage for the RU Zone, it is not anticipated that the proposed frontage will negatively impact the subject property or surrounding rural area and character. The subject property's existing dwelling is set well back into the property, so how the subject property interacts with the Dingman Road, or the surrounding area will not change functionally. The existing driveway and vegetation are intended to remain. The subject property increases in slope along Dingman Road. This means the severed lands and eventual dwelling will not be located directly along Dingman Rd, which further ensures the streetscape compatibility and functionality will not be negatively impacted. Furthermore, Attachment C demonstrates the surrounding area's lot sizes and frontages. This exercise illustrates how the retained and severed lots are compatible with the existing lotting pattern in the surrounding area, without resulting in strip development.

Based on this review, it is our opinion that the proposed severance maintains the intent and purpose of the Township's Zoning By-Law.

6. MINIMUM DISTANCE SEPARATION (MDS)

MDS Guidelines say that an application for a severance for a new dwelling requires a review of MDS, to ensure the new residential use does not impact neighbouring livestock facilities. Attachment G contains a report outlining our review of how MDS is applied in this case and how compliance with MDS may be met.

7. PLANNING OPINION/CONCLUSIONS

It is my opinion that the proposed severance would be appropriate for the subject lands and meets all the applicable policies. Although the retained lands do not meet the minimum lot frontage requirement, the proposed severance does not change how the site will appear or function with respect to the street. The existing dwelling, which will remain with the retained lands, is already well set back from the front lot line. The severed lands have a sloped front lot line, so the future dwelling will also be set back from the street and behind a dense treed line. An MDS review and report was prepared, which demonstrates that the proposed severance is not restricted or negatively impacts existing agricultural operations in the surrounding area. The full MDS Report can be found in Attachment G of this report. The subject property contains Natural Heritage Features (regionally important wetlands and significant woodland); however, these are mostly contained to the northern portion of the retained lands. The severed lands do not contain any Natural Heritage Features and are well set back from any. The proposed severance results in two lots which are compatible with the surrounding area's existing lotting pattern, orderly development, and rural character.

As such, it is my opinion that the proposed severance maintains the intent and purpose of any applicable policy at the Provincial, County, or Local level, and is appropriate for the subject lands.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

FIGURES (ILLUSTRATED WITHIN THE REPORT)

- Figure 1 – Location Map
- Figure 2 – Severance Concept Plan
- Figure 3 – Natural Heritage System Map (MNRFP)
- Figure 4 – Lower Trent Conservation Authority Map
- Figure 5 – County of Northumberland Official Plan Excerpt, Schedule A-2
- Figure 6 – County of Northumberland Official Plan Excerpt, Schedule B-2
- Figure 7 – Township of Cramahé Official Plan Excerpt, Schedule A
- Figure 8 – Township of Cramahé Zoning By-Law No. 08-18 Excerpt, Schedule A, Map 17

ATTACHMENT

- Attachment A – Professional Sketch of Survey Concept
- Attachment B – Severance Sketch with Application Requirement Details
- Attachment C – Illustration of Surrounding Lot Size and Frontages
- Attachment D – Plan of Survey (1975)
- Attachment E – Plan of Survey (1995), Plan 39R-7141
- Attachment F – Partial Plan of Survey (2021)
- Attachment G – MDS Report

Z:\5200-Diane Payne\Consent Application Submission Documents\Planning Justification Report-For Consent App-June 2024

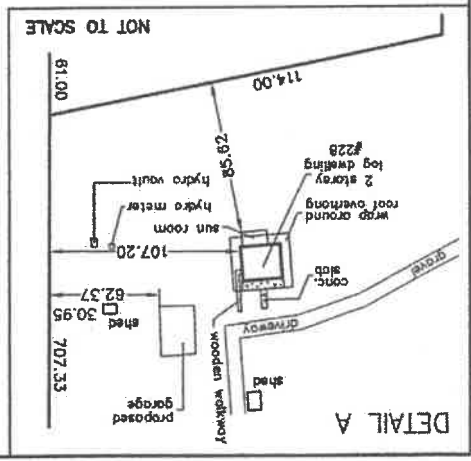
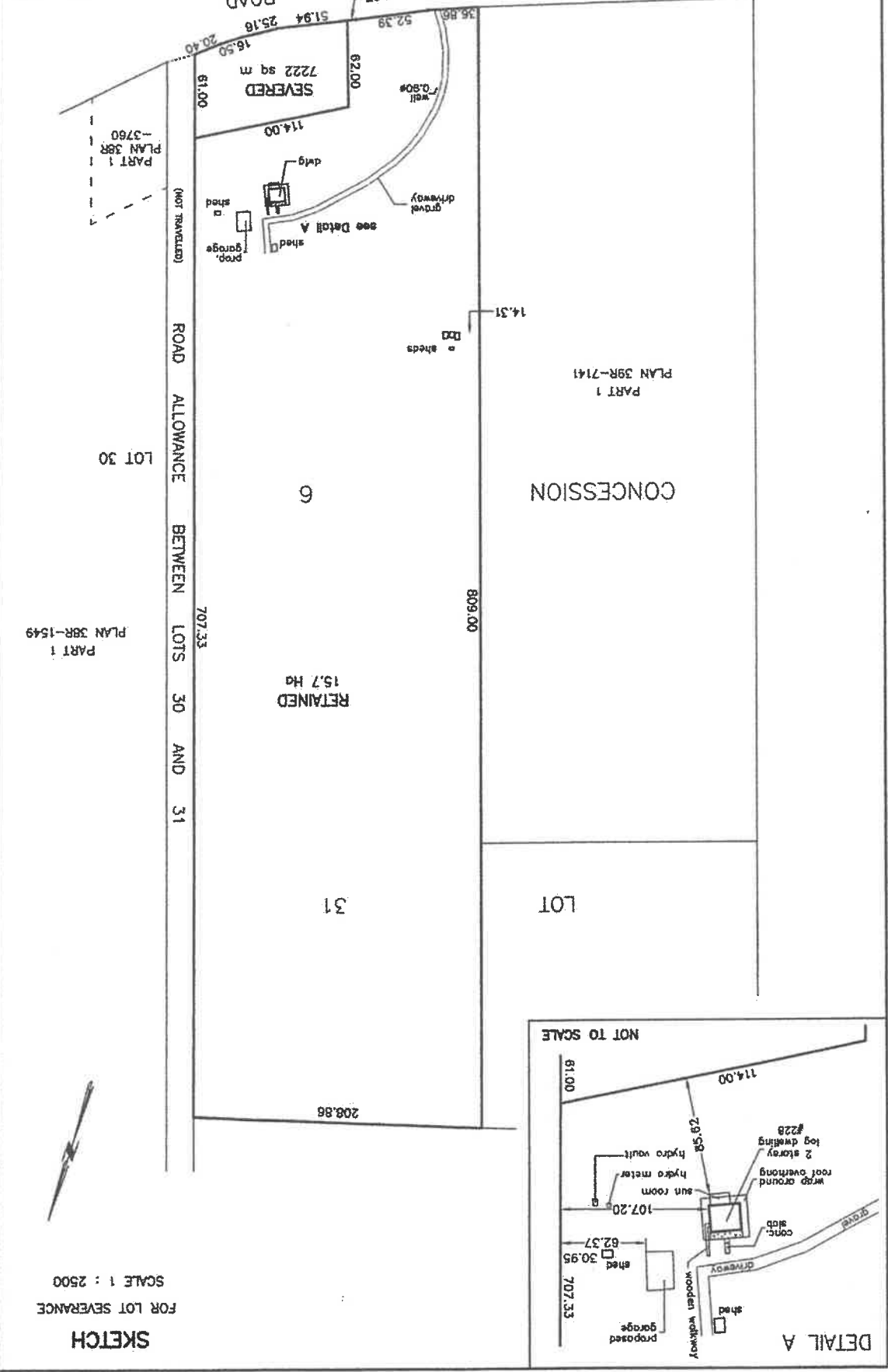




ATTACHMENT A
Professional Sketch of Survey Concept

Severance Proposal
228 Dingman Road, Township of Cramahe

June 2024



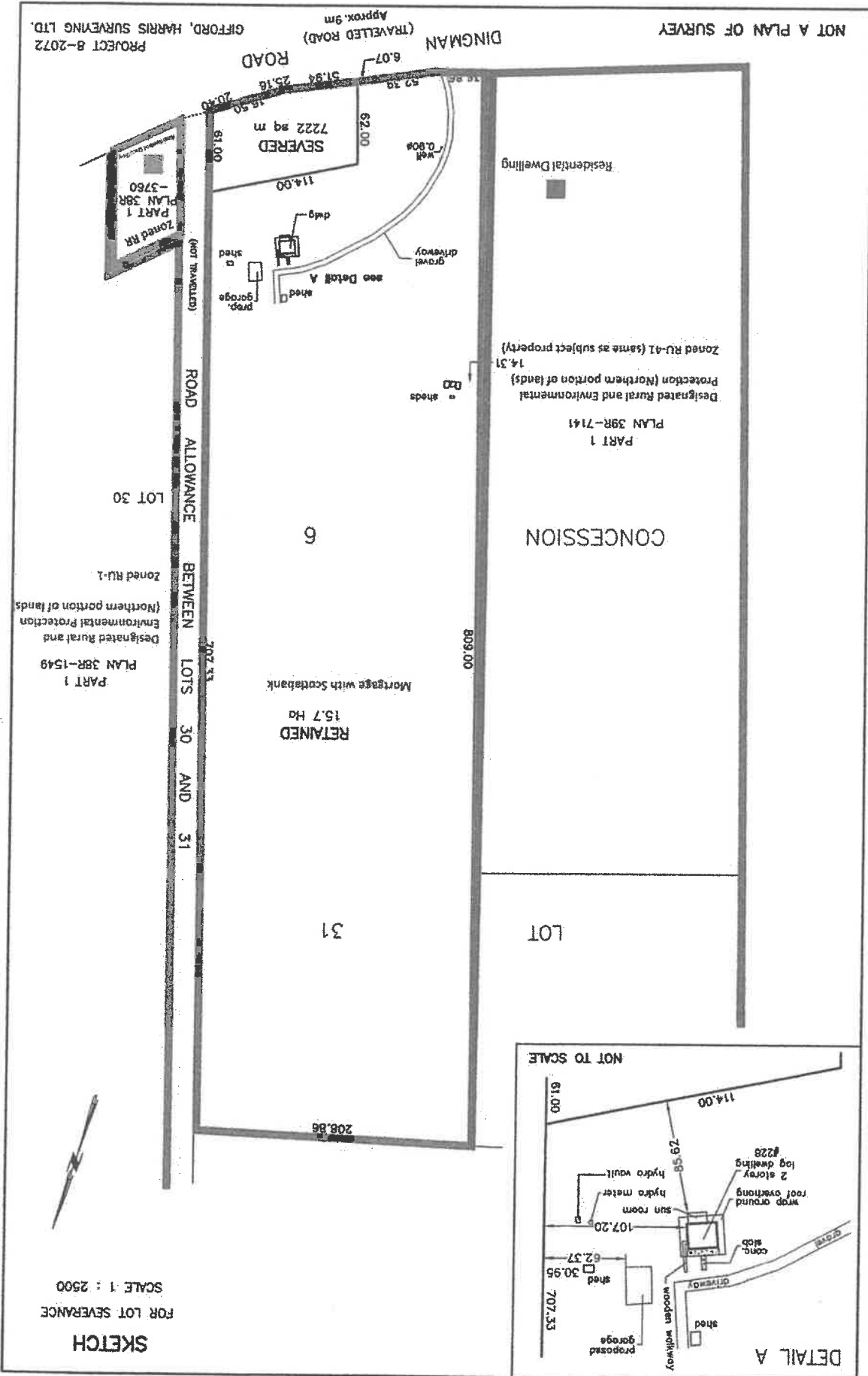
SKETCH
 FOR LOT SEVERANCE
 SCALE 1 : 2500



ATTACHMENT B
Severance Sketch with Application Requirement Details

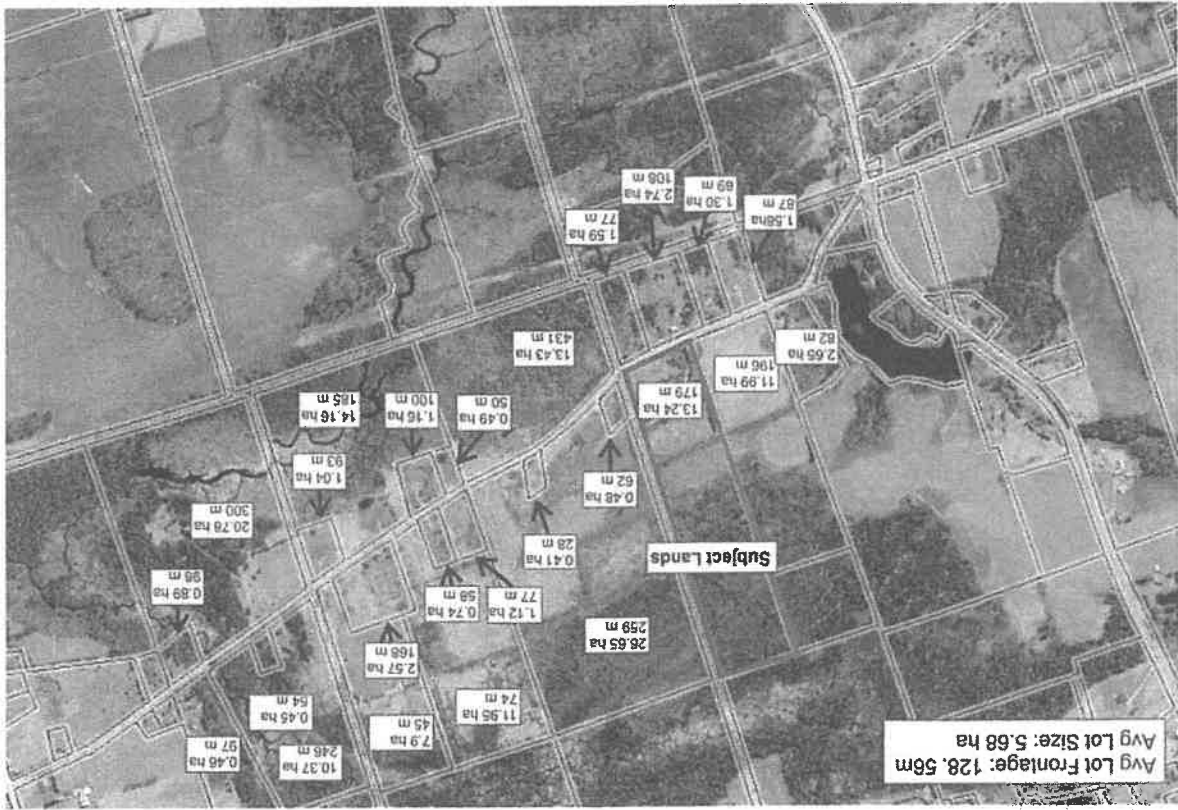
Severance Proposal
228 Dingman Road, Township of Cramahe

June 2024





Attachment C – Illustration of Surrounding Lot Size and Frontages



ATTACHMENT C
Illustration of Surrounding Lot Size and Frontages



ATTACHMENT D
Plan of Survey (1975)

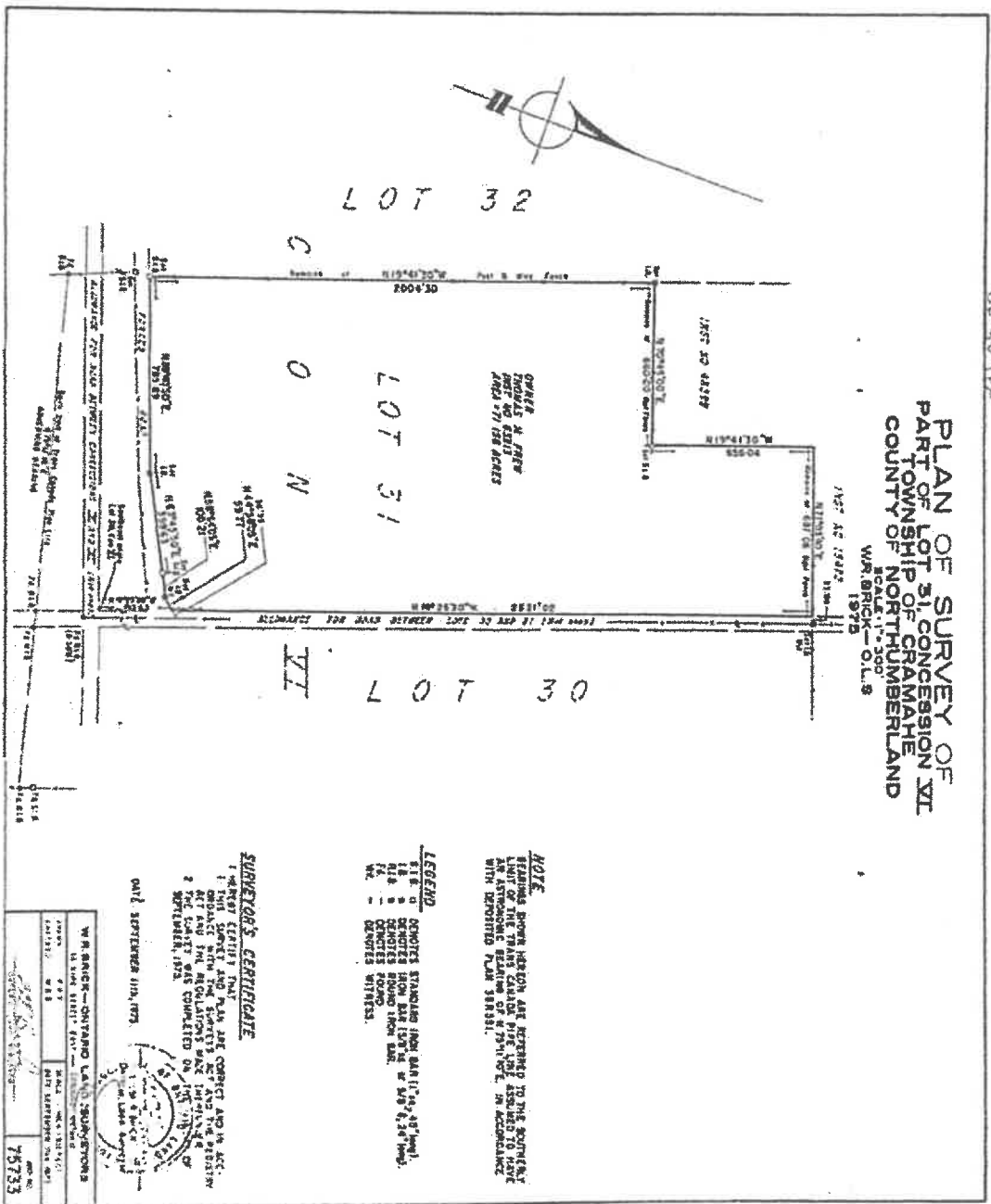
Severance Proposal
228 Dingman Road, Township of Cramahe

June 2024

CL 20442

PLAN OF SURVEY OF
PART OF LOT 31 CONCESSION VI
TOWNSHIP OF GRAMMAHE
COUNTY OF NORTHUMBERLAND

W. BRICK - O.L.S.
1975



NOTE
ALL BEARINGS AND DISTANCES ARE REFERRED TO THE SOUTHERN
LIMIT OF THE TRANS CANADA PIPE LINE AS SHOWN ON THE
ASSTONOMICAL BEARING OF 79° 10' 00\"

LEGEND
S.D. - DENOTES STANDARD INCH (1/8, 1/4, 3/8, 1/2, 5/8, 3/4, 7/8, 1 1/8, 1 1/4, 1 1/2, 1 3/4, 1 7/8, 2, 2 1/4, 2 1/2, 2 3/4, 3, 3 1/4, 3 1/2, 3 3/4, 4, 4 1/4, 4 1/2, 4 3/4, 5, 5 1/4, 5 1/2, 5 3/4, 6, 6 1/4, 6 1/2, 6 3/4, 7, 7 1/4, 7 1/2, 7 3/4, 8, 8 1/4, 8 1/2, 8 3/4, 9, 9 1/4, 9 1/2, 9 3/4, 10, 10 1/4, 10 1/2, 10 3/4, 11, 11 1/4, 11 1/2, 11 3/4, 12, 12 1/4, 12 1/2, 12 3/4, 13, 13 1/4, 13 1/2, 13 3/4, 14, 14 1/4, 14 1/2, 14 3/4, 15, 15 1/4, 15 1/2, 15 3/4, 16, 16 1/4, 16 1/2, 16 3/4, 17, 17 1/4, 17 1/2, 17 3/4, 18, 18 1/4, 18 1/2, 18 3/4, 19, 19 1/4, 19 1/2, 19 3/4, 20, 20 1/4, 20 1/2, 20 3/4, 21, 21 1/4, 21 1/2, 21 3/4, 22, 22 1/4, 22 1/2, 22 3/4, 23, 23 1/4, 23 1/2, 23 3/4, 24, 24 1/4, 24 1/2, 24 3/4, 25, 25 1/4, 25 1/2, 25 3/4, 26, 26 1/4, 26 1/2, 26 3/4, 27, 27 1/4, 27 1/2, 27 3/4, 28, 28 1/4, 28 1/2, 28 3/4, 29, 29 1/4, 29 1/2, 29 3/4, 30, 30 1/4, 30 1/2, 30 3/4, 31, 31 1/4, 31 1/2, 31 3/4, 32, 32 1/4, 32 1/2, 32 3/4, 33, 33 1/4, 33 1/2, 33 3/4, 34, 34 1/4, 34 1/2, 34 3/4, 35, 35 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ATTACHMENT E
Plan of Survey (1995), Plan 39R-7141

[illegible]

RECEIVED
FEB 20 1965

PLAN OF SURVEY OF
PART OF LOT 34
CONCESSION 6
TOWNSHIP OF CRANFORD
COUNTY OF NORTHUMBERLAND
SCALE - 1 INCH = 100 FEET
JAN 8 1995

Drainage of the water in the pool is not allowed to be used for any other purpose than for the pool.

[illegible][illegible]

姓名: _____ 学号: _____
 班级: _____ 姓名: _____
 姓名: _____ 学号: _____
 姓名: _____ 学号: _____

16. *Pharyngodon heterocephalus* (Steud.)



ATTACHMENT F
Partial Plan of Survey (2021)

Severance Proposal
228 Dingman Road, Township of Cramahe

June 2024



ATTACHMENT G
MDS Report

ATTACHMENT G

Minimum Distance Separation (MDS) Report

28 Dingman Road, Part 2 of Lot 31, Concession 6

Township of Cramahoe

June 2024

1. INTRODUCTION

Clark Consulting Services (CCS) was retained by Diane Payne to prepare a Minimum Distance Separation (MDS) Report, as required for the Application for Consent. The subject lands are illustrated on *Figure 1 – Location Map*.



Figure 1 – Location Map

MDS Guidelines say that an application for a severance for a new dwelling requires a review of MDS, to ensure the new residential use does not impact neighbouring livestock facilities. The following is a review of how MDS is applied in this case, and how compliance with MDS may be met.

A site visit was made on January 22nd, 2024. The proposal is illustrated on *Figure 2 – Proposed*

Consent. This report will examine if MDS setbacks generated from neighbouring barns may impact the proposal for the residential severance, as shown on *Figure 2*. If it is shown that an MDS setback encroaches into the severed lands, this report will present mitigation measures to be taken based upon direction from the Ontario Ministry of Agriculture, Food and Rural Affairs.

Information was gathered using available aerial imagery from OMAFRA's AgMaps, as well as from the site visit and conversations with land holders in the area. Where CCS Staff cannot assess a barn, and that barn is critical to the report, further effort will be made including contacting the owner. In this case, no MDS setback from identified barns is considered critical to the application. There was one identified incursion into the south-east corner of the proposed severed lot as a result of a



2. STUDY AREA

[illegible]

nearby barn; however, it is of minor consequence and can be addressed during the planning process.

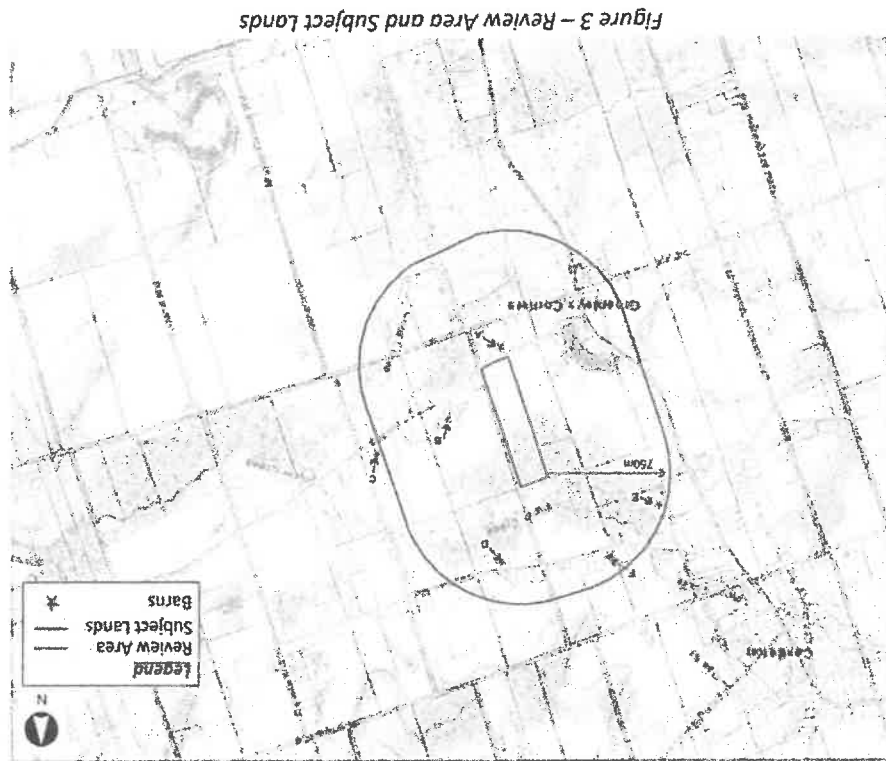


Figure 3 – Review Area and Subject Lands

3. RULES FOR THE APPLICATION OF MINIMUM DISTANCE SEPARATION

The introduction of new residential uses into a rural area requires consideration of compatibility with existing farming activities. One of the most controversial is the proximity to livestock facilities, which can cause concerns with adjacent land uses, principally due to odour. The Ministry of Agricultural Food and Rural Affairs has established a process for determining appropriate separation distances for new residential uses in relation to existing livestock operations. This process is referred to as an MDS I calculation and requires the determination of the type and size of local neighbouring livestock operations. The calculation generates a recommended separation distance. This process is described in the Ministry's Publication 853. The calculation can be prepared manually, or with the use of the Ministry's calculator within the Agri Suite Program. Publication 853 contains 43 guidelines to assist in addressing the unique situations that do not lend themselves to a simple calculation.

OMAFRA Publication 853 provides guidance on which barns to review and the extent of the Review Area. In this case, the application is for a building permit for a single detached home.

Review of Applicable MDS Guidelines

The following is an edited review of MDS guidelines that apply to a Consent Application.

Guideline 2 says, "The MDS I setback distances shall be met prior to the approval of: a severance for a non-farm residential use. The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete."

Guideline 3

Certain proposed uses are not reasonably expected to be impacted by existing livestock facilities or anaerobic digesters and as a result, do NOT require an MDS I setback.

- livestock barns occupying an area less than 10 m²;
- certain unoccupied livestock barns in accordance with Implementation Guideline 20;
- field shade shelters;
- pastures.

Guideline 6

This discusses the investigation distances for the review of livestock facilities from the subject area. Type-A land uses require a review distance of 750 m. It says, "A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application." The Guideline is clear that all livestock facilities within the investigation distance should be reviewed; however, only those that are "reasonably expected" to be impacted by the application should be fully considered.

While municipalities have the option to exempt buildings proposed through Building Permit Applications on lots which exist prior to March 1, 2017, they are strongly discouraged from exempting these applications.

Guideline 8 - MDS I Setbacks for Lot Creation

Where Lot creation is proposed, including new lots for agricultural uses, an MDS I setback is required for both the severed and retained lot.

- for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it;
- for purposes such as easements, corrections of deeds, quiet claims and minor boundary adjustments which do not result in the creation of a new lot;
- for a severed or retained lot for infrastructure in accordance with Implementation Guideline 3;
- for a severed or retained lot for an existing non-agricultural use;
- for a severed or retained lot for agriculture-related uses, except where required by a municipality in accordance with Implementation Guideline 35; or
- where noted in Implementation Guideline 9.

NOTE: the lot creation policies contained in the PPS, provincial plans and other local lot creation policies continue to apply despite any exemptions from MDS I setbacks.

Guideline 12

An MDS I setback is required for proposed development or dwellings, even though there may be existing or approved development or dwellings nearby that do not conform to MDS I requirements. However, a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development or dwellings and those four or more non-agricultural uses, residential uses and/or dwellings are:

- located within the intervening area (120° field of view shown in Figure 4 in Section 7 of this MDS Document) between the closest part of the proposed development or dwelling and the nearest livestock facility or anaerobic digester;
- located on separate lots; and
- of the same or greater sensitivity (i.e., Type A or Type B in accordance with Implementation Guidelines 33 and 34) as the proposed development or dwelling.

If ALL of the above conditions are met, the MDS I setback for the proposed development or dwelling may be reduced such that it is located no closer to the livestock facility or anaerobic digester than the furthest of the four non-agricultural uses, residential uses and/or dwellings as shown in Figure 4.

Guideline 20

Design capacity for an MDS I calculation shall include all unoccupied livestock barns on a lot. The number of livestock or the area of livestock housing of unoccupied livestock barns should be based on information supplied by the farm operator or owner.

Guideline 33

For the purposes of MDS I, proposed Type A land uses are characterized by a lower density of human occupancy, habitation or activity including the creation of one or more lots for development on land outside of a Settlement Area that would **NOT** result in four or more lots for development in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.

Summary of MDS Guidelines for this Review

MDS directs that applications for consents for non-farm residential uses require compliance with MDS, unless the Municipality has provisions in their Zoning By-law that otherwise exempt this requirement. No such provisions were noted in a review of the Municipality's Zoning By-law.

Livestock Facilities that Require Examination

A review of aerial imagery, and information gathered from the site visit. A total of six (6) barns were reviewed with only two (2) being able to house livestock within the 750 m review area. The 750 m Review Area is measured from the boundaries of the subject property and include both the retained and severed land. These livestock facilities are shown on Figure 4 – MDS – Barns for Review as Barns. All six (6) inspected barns are referenced below:



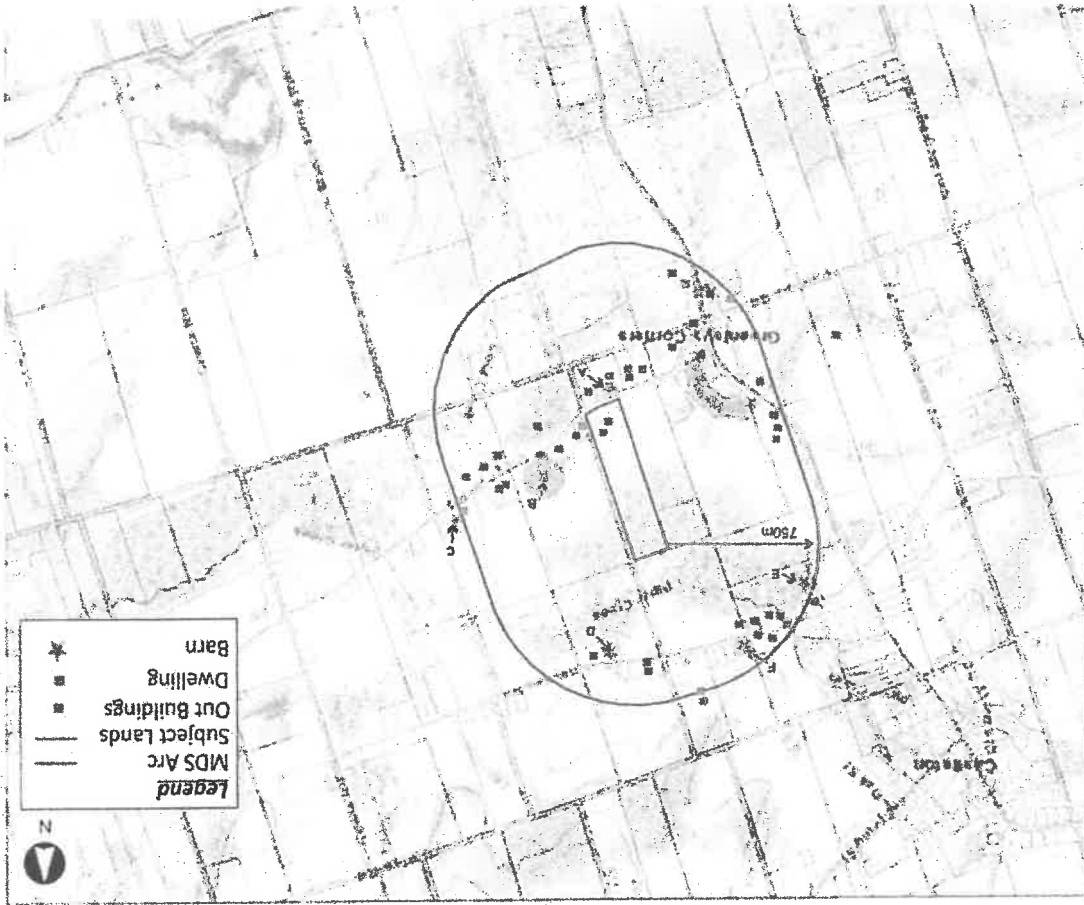


Figure 4 – MDS – Barns for Review

Barn A – 227 Dingman Road

This is a smaller older barn that is well kept and in excellent shape. It is located across the road from the subject lands. The barn houses two horses and appears to be used for this purpose, as well as storage. The property itself appears to be a hobby farm where the livestock are present for the purposes of recreation and pleasure, as opposed to an agricultural purpose. The barn is located approximately 34 m from the subject lands and approximately 48 m from the proposed severed land. Calculations have been made that indicate the barn is capable of holding up to seven horses. The barn is approximately 195.81 m². The calculated setback is 85 m. The calculated setback will result in an overlap onto the subject property (retained lot), and comes to the proposed lot line of the severed lot. This setback does not adversely affect the use of the proposed severed lot. Figure 5 shows the extent of the overlap and the fact that the majority of the proposed severed land will not be affected by this setback. It should also be noted that this barn is significantly lower in elevation than the subject lands, and any proposed severance would not be affected by runoff from the barn or the land surrounding it.



Figure 5 - Calculated Setback from 227 Dingman Road

Barn B – 322 Dingman Road

This barn is an older barn of a moderate size. The barn can only be partially seen from the road but through aerial imagery and local inquiries, it has been determined that the barn is not in use for anything other than storage. It appears that it is currently not in a condition to house livestock and would require other than storage. The barn is calculated to be approximately 269 m². The calculated setback has been determined to be 207 m. The barn is located 318 m from the subject lands and 372 m from the proposed severed lot. Should the barn ever be considered to house livestock, it was calculated that it could hold up to 58 cattle.

Barn C – 410 Dingman Road

This property was part of the site visit and was confirmed to have only the foundation for the old barn remaining. The foundation is crumbling and cannot be rebuilt. The property is right on the perimeter of the 750 m arc. No calculations were done for this property, as there is no current possibility of livestock being housed on the property.

Barn D – 389 Haynes Road

This property has a newer small well-kept barn. Although no livestock was observed, and it appears that the barn is currently not used, calculations were made for the facility. The barn is



approximately 86 m² and is located approximately 449 m from the subject lands and approximately 1,128 m from the proposed severed land. The calculated setback was determined to be 81 m.

Barn E – 103 Sheppard Lane

This barn is located well off the road but could be seen from a distance. Additional aerial images were used to corroborate what was viewed during the site visit. The barn was calculated to be 292.67 m². No livestock could be seen, although a paddock was seen. The barn is in suitable condition to house livestock. The barn is 685 m from the subject lands and 1,278 m from the proposed severed land. Should the barn be used for livestock, it has been calculated that it could house up to 63 cattle.

Barn F – 250 Haynes Road

This property has two older foundations of barns that were torn down or in an advanced state of disrepair. There is a newer building that appears to be used for storage and shows no sign of use for livestock. Calculations have been calculated for this building, as it falls within the MDS Arc and could be potentially converted for livestock use. The barn is approximately 190 m². The barn is located approximately 627 m from the subject lands, and approximately 1,338 m from the proposed severed lot. If the barn was to be used for livestock, it could house up to 41 cattle.

4. RENOVATING OR BUILDING A LIVESTOCK BARN

If a farm owner wishes to renovate an existing building to permit livestock housing, or to increase the number of livestock the barn can house, or if a farmer wishes to build a new livestock barn, then an MDS II review is required for the building permit (structural, electrical, plumbing etc.). OMAFRA published Factsheet, 07-007 in 2019 to help guide the renovation of an older barn. We have attached this Factsheet to this report as Attachment D. This may assist in the understanding of the steps that may be required to re-establish livestock into an older vacant barn.

An MDS II Study determines the MDS Setback from the proposed barn or barn to be repaired, to the closest non-farm use (usually a dwelling). In this case, if any of the surrounding barns wished to build a new facility or renovate/expand an existing facility, an MDS II setback would apply to the nearest dwelling. Figure 4 includes the location of existing dwellings. We can see that all other properties have non-farm dwellings closer to the farm buildings than the proposed dwelling, so the development of the new dwelling will not impact the ability of local farmers to expand their current livestock housing capability. Figure 6 illustrates the setback calculations for a barn renovation.





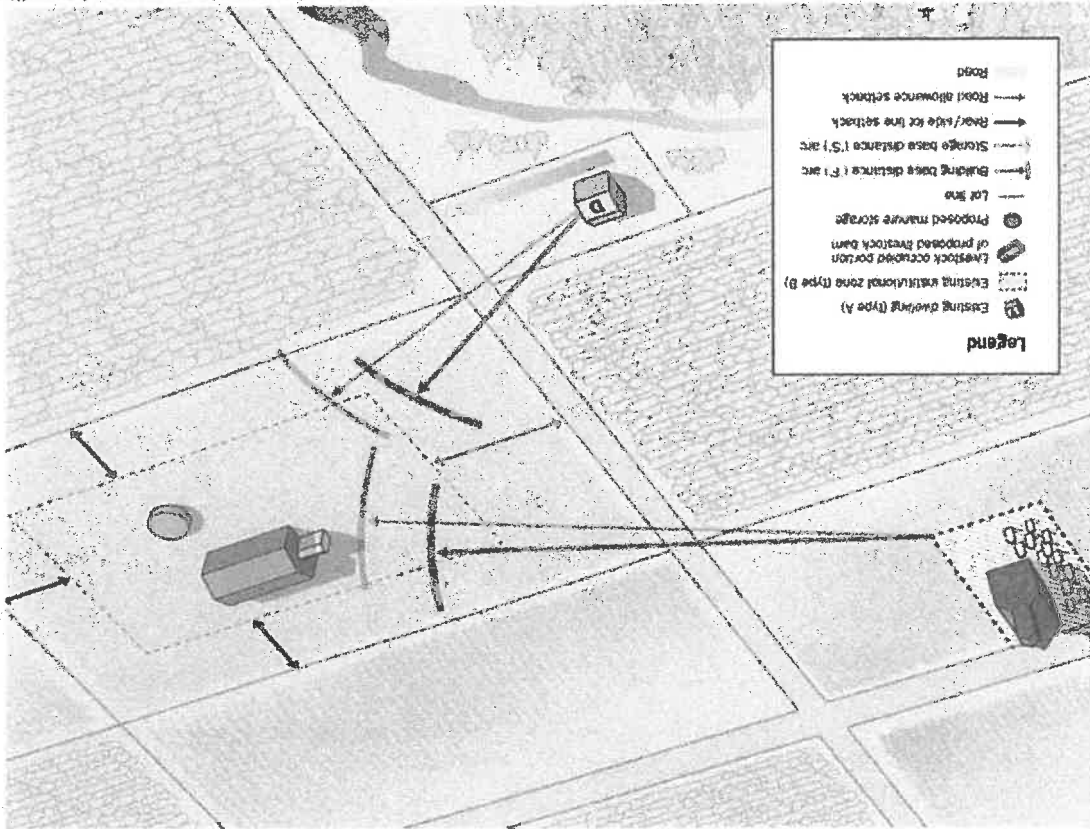
CCS has prepared an MDS Sketch to show the subject lands and the proposed location of the severance to accommodate the new dwelling (see *Figure 2*). An MDS Sketch shows graphically the MDS setback generated from the neighbouring barns that were inspected. The sketch also shows the actual distance from the barns to the location of the proposed new house. The MDS Sketch is attached to this report as *Attachment C*.

6. MDS SKETCH

MDS setbacks are calculated using the AgriSuite online calculator. The updated sheets generated have been signed by the preparer and included with this report, as *Attachment B*.

5. MDS CALCULATION SHEETS

Figure 6 - Implementation Guideline #40 - Measurement of MDS II Setbacks for Development and Dwellings



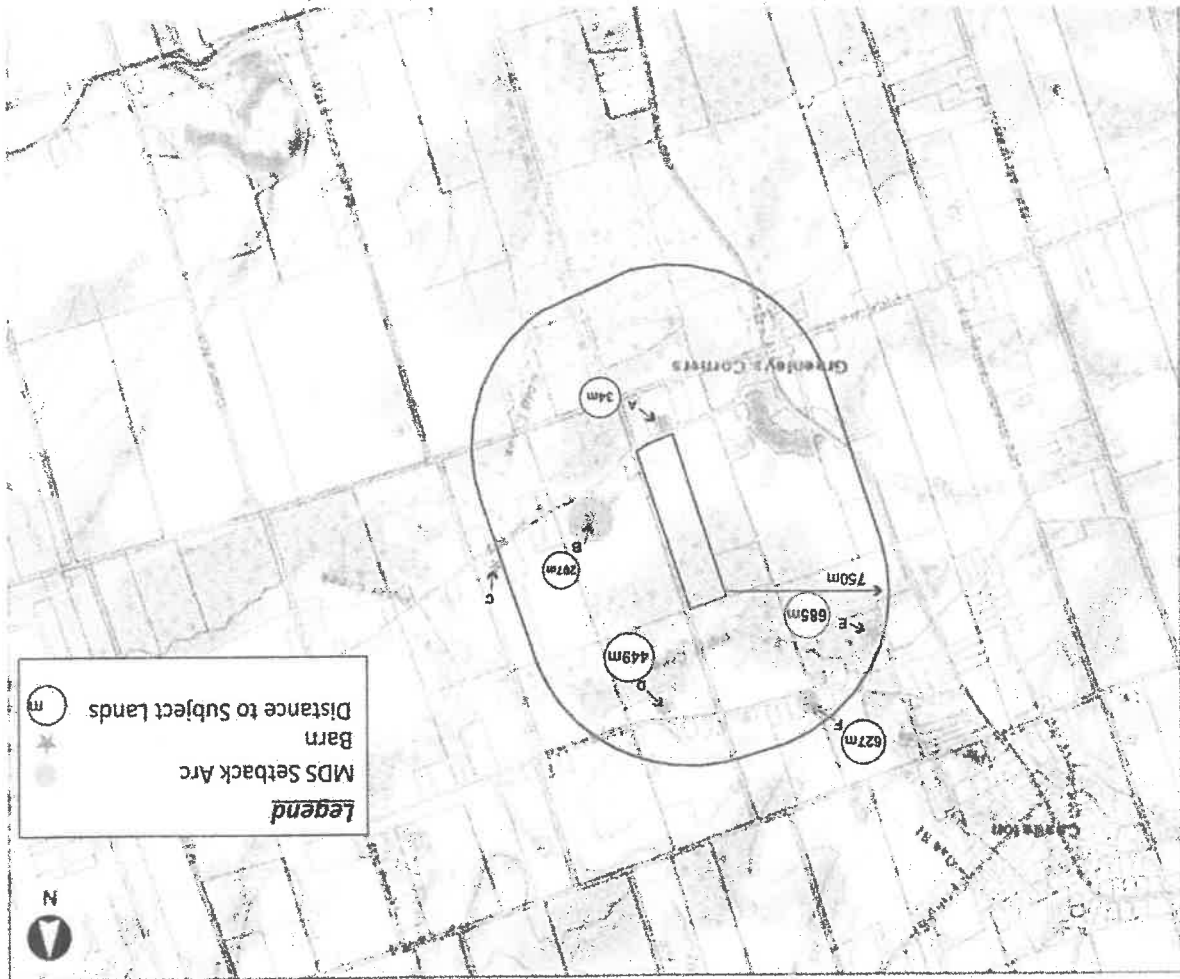
The MDS review concludes that no livestock facility or manure storage generates an MDS setback greater than the actual distance to the proposed new dwelling area, that there are no conflicts between livestock facilities and the proposed new dwelling area, *therefore the application for a*

The application of MDS is guided by the OMAFRA document, the Minimum Distance Separation (MDS) Document, Publication 853, which provides 43 Guidelines and other information to assist with the appropriate application of MDS. Guideline 7 provides direction on how MDS is applied for the purpose of a severance for a dwelling.

Clark Consulting Services (CCS) was asked to prepare a Minimum Distance Separation (MDS) review for a residential consent to accommodate a proposed new dwelling on a proposed lot with access from Dingman Road (Concession 6, Part 2 of Lot 31, Cramahé Township). A site visit was made on January 22nd, 2024. A review of the area around the subject lands to a distance of 750 m was made to identify and assess barns within that Review Area.

7. MDS CONCLUSIONS AND RECOMMENDATIONS

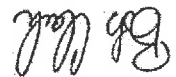
Figure 7 - Setback Distances and Distance to Subject Lands



severance for a new dwelling as proposed, meets the requirements of the Minimum Distance Separation formulae, as published and maintained by the Ontario Ministry of Agriculture, Food and Rural Affairs.

This review has been prepared under the direction of a 'Qualified Person', Robert K. Clark, with appropriate qualifications and experience in the Province of Ontario. Mr. Clark has no perceived or actual conflicts of interest in preparing this report. Mr. Clark maintains membership in good standing with the Ontario Institute of Agriologists (P.Ag.) and is available for further comment where appropriate.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

FIGURES (ILLUSTRATED WITHIN THE REPORT)

- Figure 1 – Location Map
- Figure 2 – Proposed Consent
- Figure 3 – Review Area
- Figure 4 – MDS – Barns for Review
- Figure 5 – Calculated Setback from 227 Dingman Road
- Figure 6 – Implementation Guideline #40-Measurement of MDS II Setbacks for Development and Dwellings
- Figure 7 – Setback Distances and Distances to Subject Lands

ATTACHMENTS

- Attachment A – CV of Robert K. (Bob) Clark
- Attachment B – MDS Calculation Sheet
- Attachment C – MDS Sketch
- Attachment D – OMAFRA Factsheet 07-007



ATTACHMENT A

Curriculum Vitae - Robert K. (Bob) Clark

*Mr. Clark has no perceived or actual conflicts of interest in preparing this Report.
Mr. Clark maintains membership in good standing with the Ontario Institute of Agriologists (P.Ag.).*





CLARK
CONSULTING SERVICES

ROBERT K. CLARK

Bob's career in the field of planning spans 46 years. He approaches each project with creativity and a strong intent to meet and exceed the client's expectations. The Planning Field is changing rapidly to address the changing needs of our communities. While financial viability remains an important consideration in all projects, increasingly, sustainability, impact on the environment, the health of the community and the individual are key aspects of successful projects. Clark Consulting Services was created to give Bob the freedom to take on projects that he found interesting and challenging as well as work in an atmosphere guided by the principles of honesty and integrity.

Professional Qualifications and Associations

Canadian Institute of Planners (MCIP)
Ontario Professional Planning Institute (RPP)
Ontario Institute of Agriologists (P.Ag.)
Professional Engineers of Ontario (P.Eng.)
Association of Ontario Land Economists

Professional Background

1994-Present – Clark Consulting Services
Principal Planner, President

Expert Testimony

Qualified by the OMB to give expert testimony in the fields of:

- Land Use Planning
- Agricultural Land Evaluation
- Municipal Finance
- Land Economics
- Environmental Impact Assessment

CURRICULUM VITAE



CONTACT

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bob@clarkcs.com
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Selected Experience

Agricultural Land Assessments/Analysis (Project Manager and Senior Professional

Agrologist/Pedologist on all projects)

- Agricultural Lands Review, United Counties of Stormont, Dundas and Glengarry
- City of Kingston - Agricultural Study
- Stormont Dundas and Glengarry: Review of Prime Agricultural Area for Official Plan Update
- Capital Region Resource Recovery Centre, Agricultural Land Assessment (as part of Environmental Assessment)
- Russell and Boundary Road Sites
- Vale Agricultural Land Assessment Prince Edward County
- Dafoe Agricultural Assessment, City of Quinte West
- Desjardine, Agricultural Assessment, Township of Elizabethtown Kitley
- Sills Agricultural Assessment, City of Quinte West
- Lafleche Agricultural Assessment, Stormont, Dundas and Glengarry
- McQuillan Land Assessment, Haldimand Township
- Pepper/Hamilton Township
- Espie Agricultural Assessment Beckwith Township
- White Tail Golf Course Agricultural Assessment and Professional Evidence OMB
- Wesleyville Land Assembly, Municipality of Port Hope
- Baulch Road Land Review, Municipality of Port Hope
- Midtown Corridor Hamilton Township Land Evaluation
- Cavan Millbrook North Monaghan OP Prime Agricultural Land Evaluation
- Hamilton Township OP Prime Agricultural Land Evaluation
- Frontenac Islands OP Prime Agricultural Land Evaluation
- Campbellford Seymour Agricultural Land Evaluation
- Sidney Township OP Agricultural Land Evaluation
- South Frederickburg OP Agricultural Land Evaluation
- Agricultural Land Use Analysis, Former Township of Hope

Agricultural Impact Assessment

- Fenelon Falls Baptist Church
- Caton Ag Impact Assessment
- Brown Planning Justification including Agricultural Impact Assessment
- May Agricultural Assessment
- Peer Review of Agricultural Viability for planning applications, City of Oshawa
- White Tail Golf Course, City of Kawartha Lakes
- Snug Harbour, City of Kawartha Lakes
- Murray Hills Subdivision former Murray Township

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Agricultural Land Assessments for Solar Installations
- Agricultural Land Capability Assessment for Potential Solar Farm Installations to meet requirements of OPA FIT Program, (over 340 projects to date)

Environmental Assessment

- Public Works Garage, Class EA, Town of Gananoque,
- Wilson Island Bridge (Socio-economic Assessment), County of Northumberland,
Environmental Impact Assessment, private owners including Michael Lash, Eithery/Buttery Lands, Vanden Hoek site; Three Strand Development Group – Communal Sewage System.

Environmental Impact Study/Statement

Based on experience and training as a water resource engineer and pedologist, Mr. Clark has prepared Environmental Impact Studies/Statements for situations in which the primary issues relate to site grading, drainage and building location. Examples include:

- Lash Cottage addition (minor variance)
- Hog Island EIS (consent application)
- Eberle Farm lot creation ORMCP

Official Plans, Official Plan Updates and Amendments

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottetown, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

Secondary Plans

Fraserville Secondary Plan - Township of Cavan-Millbrook-North Monaghan; South Sidney Secondary Plan, Township of Sidney; Alcan District Area Study - City of Kingston; Shasta Secondary Plan - Town of Westminister, Baltimore-Creighton Heights Community Plan, Township of Hamilton, Southwest Industrial Sector Plan, Township of Hamilton, Jackson Creek West Secondary Plan, City of Peterborough.

Growth Strategy Studies

Township of Hamilton, Township of Manvers, Town of Cobourg/Township of Hamilton, Village of Stirling, Village of Cochrane, Township of Smith.

Development Charges Studies

Township of Murray, Township of Hamilton, Township of Smith, Township of Manvers, Town of Brighton, Township of Alnwick, Township of Haldimand, Township of Somerville, Township of Woodville, Townships of Anson, Hindon, Minden, Village of Ormeau, Township of Galway, Cavendish & Harvey, Township of Fenelon, Township of Verulam, Township of Emily, Village of Fenelon Falls, Township of Smith-Ennismore, Township of Cavan-Millbrook-North Monaghan, Village of Bobcaygeon, Township of Brighton, Township of Centre Hastings, Town of Greater Napanee, County of Victoria, Township of Cramahe, Municipality of Campbellford/Seymour, Village

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of Colborne, City of Kawartha Lakes, The Township of Frontenac Islands, The Township of Alnwick/Haldimand, Municipality of Trent Hills, Township of Rideau Lakes, Township of Asphodel Norwood, County of Peterborough, Municipality of Trent Lakes.

Municipal Financial Impact Assessments

Sandy Point Recreation Development, Harvey Township, Reference Plan Development, Cavan Township, Township of Manvers, Township of North Monaghan.

Zoning By-laws/By-law Amendments

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of Percy, Township of Alnwick, Town of Campbellford, Town of Brighton, Village of Madoc, Town of Pictou

Aggregate Resource Planning

Review of Aggregate Potential for Official Plans and Zoning By-laws
Howe Island Gravel Pit – review of proposal; prepare report to Council with planning documents; provide professional opinion evidence at OMB Hearing; Stonescape II Quarry Appeal – review of proposed quarry, preparation of planning review, attendance at OMB Hearing; Codrington Pit Proposal – review of proposed pit, advice to adjacent land owner, monitor approvals

Official Plans, Official Plan Updates and Amendments

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Chatham-Norfolk, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

Recent Renewable Energy Projects

Planning Approvals, Wolfe Island Wind Farm, Township of Frontenac Islands; Gas fired Peaking Plant Location study; Epcor, Skypower, Solar Farm; Algonquin Power. – Wind Farm

Watershed Plans

South Sidney Watershed, Lower Trent Region Conservation Authority; Storm Water Management Plan, Town of Delhi; Oshawa Creek Watershed Master Plan, City of Oshawa.

Waterfront Studies

Town of Deseronto, Town of Deep River, City of Kingston.
Tourism Development Studies
Ministry of Industry and Tourism, Tourism Development Strategy Trenton Cornwall and Renfrew
- Kingston Zones, County of Northumberland Tourism Planning Study.

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Socio-Economic Assessments

TransCanada Pipelines Transco Project, Brampton to Burlington Gas Pipeline, TransCanada Pipelines, Eldorado Nuclear Hexafluoride Refinery, Hope Township site, Wilson Island Bridge, County of Northumberland, Three Strand-Communal Sewage System EA.

Recreational Studies

Riverwalk-Minden, Georgian Trail, Township of Collingwood, Recreation Master Plan, Township of Cavan, Beavermead Park Redevelopment Plan, City of Peterborough, Rail Corridor Study, County of Victoria, Pangman Conservation Area Master Plan, Lake Simcoe Region Tourism Study, ESI - Sir Sandford Fleming College, provided Social-Economic Impact Assessment for the Millennium Trail Master Plan, County of Prince Edward.

Advisory Services Including Planning Appraisals

Township of Cavan-Millbrook-North Monaghan, Township of Frontenac Islands, Township of North Monaghan, Township of Smith, Township of Burleigh and Anstruther, Municipality of Sherbourne McClintock and Livingstone, Township of Stanhope, Township of Lutterworth, Township of Hope, Township of Hamilton, Township of Alnwick, Township of Percy, Township of Seymour, Town of Campbellford, Town of Gananoque, Village of Hastings, Township of Haldimand, Municipality of Trent Hills, County of Prince Edward

Industrial Development Studies

City Owned Industrial Land Study, City of Kingston, Lucas Point, Town of Cobourg, Township of Chantelvenburgh, Town of Brighton, Great Lakes Deep Water Port Industrial Site Development Plan, Township of Hallowell, Draft Plan of Subdivision, Cataract Business Park, City of Kingston.

Economic Development Studies

Accommodation Evaluation, Township of Asphodel-Norwood, South Dundas Economic Development Study, South Dundas Economic Development Commission, Almonte Economic Development Study, Town of Almonte and Township of Ramsay, Best Use Study, Douro-Dummer Township.

Housing Policy Statements

Town of Cobourg.

Solid Waste Management Studies

County of Haldimand, Township of Hallowell, County of Northumberland, Seymour Township, National Capital Region, Lanark County, Snow Disposal Study, National Capital Region.

Private Development/Projects

Assist developers in the design and approval of both residential and industrial/commercial projects. References available upon request.



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Recent OMB Cases

OMB Case No. PL090057 Lash
OMB Case No. PL100622 -- Reynolds
OMB Case No. PL101329 -- White Tail
OMB Case No. PL100904 -- Stoneescape
OMB Case No. PL090838 - Sepa
OMB Case No. PL09841 - Bremer
OMB Case No. PL100475 - McDonald
OMB Case No. PL050584 -- City of Ottawa
OMB Case No. PL031324 -- City of Ottawa
OMB Case No. PL080239 -- City of Ottawa
OMB Case No. PL080373 -- City of Ottawa
OMB Case No. PL070728 - Carter
OMB Case No. PL090147 -- Semler
OMB Case No. PL1000711 -- Mound Brighton
OMB Case No. PL011198 -- City of Kingston, Alfred Street
OMB Case No. PL030524 -- City of Kingston
OMB Case No. PL110520 - City of Niagara Falls
OMB Case No. PL130785 -- Township of McNab/Braeside
OMB Case No. PL141138 -- Evans
LPAT Case No. PL 150192 -- Municipality of Brighton
LPAT Case No. PL160588 -- Municipality of Trent Hills
OMB Case No. PL170008 -- Township of Brock
OMB Case No. PL170878 -- Burt's Creek
LPAT Case No. PL171446 & PL 180385 -- Municipality of Brighton
LPAT Case No. PL170178 -- Municipality of Clarington

ATTACHMENT B
MDS Calculation Sheet



Barn A

Farm contact information ⓘ

Location of existing livestock facility or anaerobic digester
County of Northumberland
Township of Cramahé
Concession 6, Lot 31
Roll number: 141101105014300000
Total lot size
2.72 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	- Not Specified -	0	0 NU	NA
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	7	7 NU	163 m²

Confirm Livestock/Manure Information (Barn A) ⓘ

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage - Not Specified -

Design capacity 7 NU

Potential design capacity 7 NU

Factor A (odour potential) 0.7

Factor D (manure type) 0.7

Factor B (design capacity) 156.66
Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)
85 m (279 ft)
NA

Storage base distance 'S'
(minimum distance from manure storage)
No existing manure storage
NA

Actual distance from manure storage

207 m (679 ft)	NA	Actual distance from livestock barn (minimum distance from livestock barn)	Actual distance from manure storage	NA
		Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage

Setback summary	Existing manure storage	V3. Solid, outside, no cover, >= 30% DM	Design capacity	58 NU	Potential design capacity	174 NU	Factor A (odour potential)	0.7	Factor B (design capacity)	383.29	Factor E (encroaching land use)	1.1

Notes	Barn is unused and appears to be used for storage only	Livestock/manure summary	Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area	269 m ²
			Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	58	58 NU		

Farm contact information	Location of existing livestock facility or anaerobic digester	Total lot size	27 ha	County of Northumberland	Township of Cramahoe	Concession 6, Lot 30	Roll number: 1411011050144000000

Barn D

Farm contact information ⓘ

Location of existing livestock facility or anaerobic digester
County of Northumberland
Township of Cramahé
Concession 6, Lot 30
Roll number: 1411011050142250000
Total lot size 2.24 ha

Notes
hobby barn, no livestock seen but a horse paddock was noted

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	4	4 NU	93 m²

Confirm Livestock/Manure Information (Barn D) ⚠

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage - Not Specified -

Design capacity 4 NU

Potential design capacity 4 NU

Factor A (odour potential) 0.7

Factor D (manure type) 0.7

Factor B (design capacity) 150

Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

Actual distance from livestock barn

81 m (266 ft)

NA

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

No existing manure storage

NA

NO

Location of existing livestock facility or anaerobic digester

7.59 4a

County of Northumberland
Township of Cramahé
CRAMAHE
Concession 6, Lot 32
Roll number: 1411011050162000000

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
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Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	63	63 NU	293 m³
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Confirm Livestock/Manure Information (Barn E)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing manure storage

Design capacity 63 NU

Potential design capacity

Factor A (odour potential)

Factor D (manure type)

Factor B (design capacity)	342.35
Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

Actual distance from livestock barn

185 m (607 ft)

YN

Storage base distance 'S'
(minimum distance from manure storage)

Actual distance from manure storage

185 m (607 ft)

NA



Farm contact information

ON

Location of existing livestock facility or anaerobic digester
County of Northumberland
Township of Cramahoe
CRAM/AHE
Concession 6, Lot 31
Roll number: 1411011050014020000
Total lot size 8.93 ha

Notes
newer building used for storage only. Old barn foundations on site, one of which still has some framing material that can be seen but is in such a state of disrepair that it cannot be repaired.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	41	41 NU	190 m ²

Confirm Livestock/Manure Information (Barn F)



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage V3. Solid, outside, no cover, >= 30% DM

Design capacity 41 NU

Potential design capacity 82 NU

Factor A (odour potential) 0.7

Factor D (manure type) 0.7

Factor B (design capacity) 299.66

Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E)

(minimum distance from livestock barn)

Actual distance from livestock barn

162 m (531 ft)

NA

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

162 m (531 ft)

NA

Preparer signoff & disclaimer

Preparer contact information

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Port Hope, ON

L1A-2Z2Z

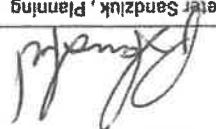
905-885-8023

peter@clarkcs.com

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Signature of preparer

Peter Sandzjuk, Planning
Technician



Date (mm-dd-yyyy)

2024-06-26

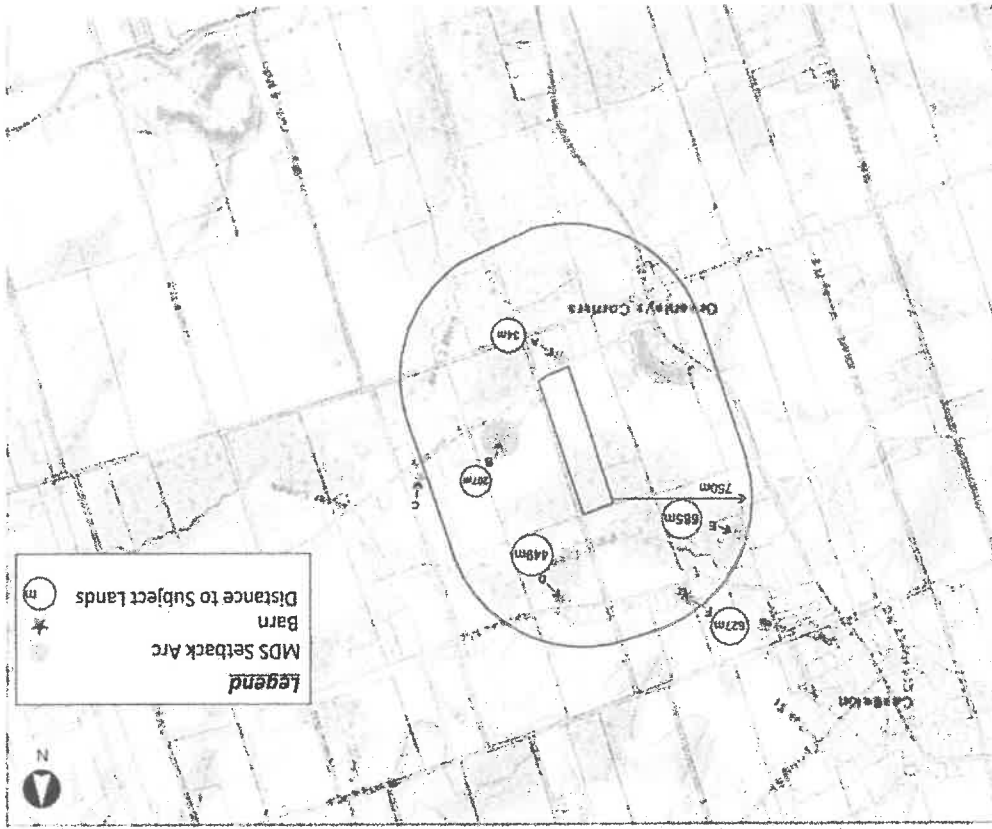
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Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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ATTACHMENT C MDS Sketch





ATTACHMENT D
OMAFRA Factsheet 07-007

CONSTRUCTING A FARM BUILDING IN ONTARIO

J. Johnson
(Replaces ONIAFRA Factsheet *Constructing a Farm Building in Ontario*, Order No. 06-039)

Another term that often applies to farm buildings is "low human occupancy". This is defined as a situation where the occupant load is not more than one person per 40 m² (430 ft²).

THE ONTARIO BUILDING CODE ACT, 2002
In Ontario, this is the act that deals with the issuance of building permits, the powers and duties of building officials and inspectors, and gives the Ontario Building Code its legal standing.

ONTARIO BUILDING CODE, 2006
This is a regulation under the Ontario Building Code Act, based to a large extent on the National Building Code of Canada, 2005.

The Ontario Building Code was written to protect the public from injury due to building failure, and to address health and safety requirements. Because of the increasing complexity of building projects, there is an increased need for building regulation. Building departments in municipalities throughout Ontario enforce the provincial and national building code requirements related to farm buildings.

The building official is required to make several site visits at various stages of construction. It is the responsibility of the owner, or contractor if appropriate, to notify building officials at these critical stages. In the event of a building or component failure, the building official and their employer municipality is responsible for a project they have approved.

Smaller structures that follow normal construction practices do not need an engineer's design. Municipal building inspectors may ask for drawings prepared by a consulting engineer in more complex situations.

Whether building new or modifying an existing farm building, you must consider building code regulations. Farm building construction in Ontario is primarily regulated by the Ontario Building Code, 2006. As a farm owner in Ontario, you are responsible for obtaining a building permit for all agricultural construction projects. Manure storage facilities, grain bins and silos all are defined as "farm buildings", and along with all other farm structures, also require building permits. For structures that store nutrient materials, Ontario Regulation 267/03 of the Nutrient Management Act, 2002, establishes mandatory construction protocols to follow.

This Factsheet summarizes the various codes in effect at time of printing and outlines procedures to follow when constructing a farm building in Ontario.

FARM BUILDINGS AND THE ONTARIO BUILDING CODE

The Ontario Building Code, 2006, allows farm building construction to be regulated by the National Farm Building Code of Canada, 1995 (NFBCC). The National Farm Building Code provides additional requirements beyond those found in the Ontario Building Code. In some cases the code requirements are lower for farm buildings.

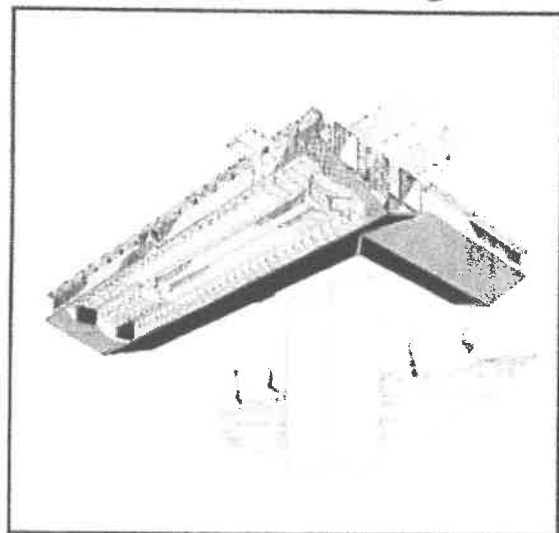
For the purposes of the Ontario and National Farm Building Codes, a farm building is defined as follows:

Farm Building means a building or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

Labour. All construction projects are subject to inspection by the Ministry of Labour.



FREE STALL DAIRY SYSTEM — SLOTTED FLOORS



CANADA
PLAN SERVICE

FIGURE 1. A typical CPS Leaflet describing an available plan.

The following are some additional items to consider when planning the construction of a farm building.

FARMSTEAD PLANNING

When planning a new building or adding to an existing farmstead, you must consider such things as:

- site drainage
- services (lanes, power, water supply, waste disposal)
- security
- space allowance for future expansion
- separation distances for snow and wind control
- ventilation and disease control
- distance separation from residences for control of noise and odours
- municipal regulations
- distance to wells, surface water, catch basins

See the Ontario Ministry of Agriculture, Food and Rural Affairs website at www.omafra.gov.on.ca for Factsheets, Best Management Practice documents and publications

The following are some circumstances where the building official will require additional engineering designs:

- Unusual soil conditions for foundation or footing design, or where footing construction or excavation will influence the foundation system of another structure. For example: building a second tower silo beside an existing one.

- For structures that are heavily loaded. For example: an elevated wet-holding bin and its supporting frame, commonly used in a grain drying operation.

- For the design of structural components that go beyond standard design tables available for farm structures. For example: doorway headers or lintels spanning wide openings.

Most farmers want a durable and strong structure. Often, large additional costs are not necessary to provide adequate structural strength. You do, however, need a structurally sound building design and an experienced, knowledgeable builder. In many circumstances, the contractor can provide the building design.

The Canada Plan Service (CPS) provides standard plans and leaflets describing various aspects of farm building construction. These plans/leaflets are organized into 10 plan series, representing various commodity groups. (OMAFRA engineers within the Environmental Policy and Programs Branch can often provide conceptual information, but are not able to provide custom designs for unusual situations.

Figure 1 shows a typical Canada Plan Service leaflet that describes a detailed plan that is available in the CPS system. All CPS plans and leaflets can be found at www.cps.gov.on.ca or by contacting the Agricultural Information Contact Centre.

In Ontario, the Canadian Farm Builders Association is an organization of farm building contractors who have agreed to conduct building projects according to a common set of standards that meet the requirements of appropriate building codes. Contractors that provide service to farmers are encouraged to join this organization. For the benefit of workers on the site, encourage your contractor to take all necessary safety precautions. Where a farmer is deemed to be the contractor or constructor, the farmer assumes all the inherent responsibilities as defined in the Occupational Health and Safety Act and the Regulation for Construction Projects. For projects valued over \$50,000 a Notice of Project must be sent to the Ministry of

pertaining to the planning of farm buildings and manure storage structures.

Check with your local municipality early in the planning stage. The construction of a livestock facility is usually permitted only in agricultural zones. In addition, setback distances from roads, for lines, neighbouring houses and land uses often restrict the location of a livestock facility. Usually these setback distances are based on Minimum Distance Separation formulae and take into account:

- number of animals on the site before and after the proposed expansion
- type of livestock
- livestock and manure management system
- type of manure storage structure

The Minimum Distance Separation calculations can be used to determine the potential for livestock or poultry production facilities at that location. Using MDS, it is possible to determine the buffer zones needed for various sizes of operations and see if there are conflicts. Because of these buffer zones, larger parcels of land have more potential for establishing and expanding livestock and poultry operations.

STRUCTURAL REQUIREMENTS

The structural loads that the building must withstand include:

- snow
- rain (especially when saturating accumulated snow)
- wind (wind bracing must be present in all agricultural structures)
- weight of equipment, feed, manure, etc.
- weight of equipment such as tractors, wagons, etc.

A combination of snow and rain loads apply to roof structures and to the beams and plates that support them. Truss manufacturers are able to supply the correct truss design for a building provided they know the location, the type of use (low or high human occupancy) and the position of the roof relative to other buildings, trees, etc. The roof snow load can vary from about half of the ground snow load to three times depending on whether the roof is windswept, sheltered or subjected to sliding and drifting snow from higher structures. Make sure the truss supplier knows where the trusses will be placed.

Wind loads are a special problem in many types of agricultural structures. Various methods of bracing are available.

- knee braces
- steel roof or ceiling diaphragms
- buttresses
- portal frames

All wind bracing and any of the above options require design by a structural engineer.

Beams, plates and posts require individual design. Make sure a qualified structural engineer specifies both the beam size and the method of fastening. For standard post-frame buildings, contractors and building officials should be able to verify the size of plate, post, foundation, etc. for most areas within the province. OMAFRA engineers have developed a set of standard practices for post-frame structures. These are available in OMAFRA Publication 809, *Farm Building Standards*.

SITE INVESTIGATION

Prior to constructing a nutrient or manure storage structure, a site investigation may be required to determine soil properties and permanent water table location. It is important to build a structure that will provide an appropriate level of protection for ground and surface water. A geotechnical investigation may also be required to properly design a foundation system for a heavily loaded structure, such as a tower silo.

CONTRACTS

Contracts protect both parties — the builder and owner. Make sure you get the protection you need in a contract. If you must meet deadlines, the contract must include deadlines and penalties.

The contract need not be long. The fine print and guarantees are only as good as your contractor, and the more fine print you add, the greater will be the cost. Usually, contracts with a lot of fine print are written to protect the contractor.

The contract should include:

- name of client and contractor
- site information, name of registered owner of site
- source of financing
- authorization to obtain credit information
- building cost and payment schedule
- building plans and specifications
- owner's responsibility list
- contractor's responsibility list
- signatures of both parties

Source: Canadian Farm Builders' Association Guidelines.

SUMMARY

Planning is critical in the process of constructing a farm building in Ontario. Municipal building officials are enforcing farm building construction to a larger degree. It is important to know what the building inspector expects from you. Anticipate that you will be asked to comply with regulations pertaining to the following:

- Ontario Building Code
- National Farm Building Code of Canada
- Nutrient Management Act
- Lightning Rods Act
- Gasoline Handling Act
- Pesticides Act
- municipal zoning bylaws
- siting of livestock buildings and manure storage structures using Minimum Distance Separation formula
- various other codes in effect

Always allow extra time in advance of your starting date to ensure that the requirements have all been met.

Regulation is important to ensure that siting and safety issues are addressed. Proper consideration of these items in co-operation with your contractor and building official will, in most circumstances, result in a building project that will integrate well with your current livestock operation or farmstead.

This Factsheet was written by John Johnson, Environmental Policy and Programs Branch, London, OMAFRA.

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Agricultural Information Contact Centre
1-877-424-1300
ag.info.omafra@ontario.ca
www.ontario.ca/omafra

Do you know about Ontario's new Nutrient Management Act?

The provincial Nutrient Management Act (NMA) and the Regulation 267/03 regulates the storage, handling and application of nutrients that could be applied to agricultural crop land. The objective is to protect Ontario's surface and groundwater resources.

Please consult the regulation and protocols for the specific legal details. This Factsheet is not meant to provide legal advice. Consult your lawyer if you have questions about your legal obligations.

For more information on the NMA call the Nutrient Management Information Line at 1-866-242-4460, e-mail nma@omafra.gov.on.ca or visit www.omafra.gov.on.ca.

Factsheets are continually being updated so please ensure that you have the most recent version.