



# CORPORATION OF THE TOWNSHIP OF CRAMAHE

Date Received: \_\_\_\_\_

File Number: \_\_\_\_\_

Property Roll No.: 1411 \_\_\_\_\_

## Application to Amend Zoning By-Law

NOTE: For an application to be accepted as complete the following checklist must be completed:

- ☐ A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed.
- ☐ Required fees have been submitted to the Treasurer/Planning Department.
- ☐ The completed application has been submitted to the Planning Department with a copy of the most recent deed and survey for the property and the required sketch.
- ☐ If the property is in an area identified by the Source Protection Plan, a Section 59 Notice or Prohibition letter from the Conservation Authority has been submitted.
- ☐ If the proposed development will produce more than 4500 litres of effluent per day on a privately owned and operated septic system, a servicing options report and hydrogeological report have been submitted.
- ☐ If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (fill out Section 9.0)
- ☐ If the owner is not the applicant, written authorization to the applicant from the owner to make the application is enclosed (fill out Section 10.0).
- ☐ It is acknowledged that a site visit will likely be conducted by members of Council, the Land Division Committee members, Staff, and/or other agents and by signing below, the owner agrees to allow these agents, staff, committee and/or council members access to the property in the review of this application.
- ☐ It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
- ☐ It is acknowledged that the proposed area for rezoning must be clearly staked prior to any site visits.
- ☐ Applicants acknowledge that they will be required to post a sign on the property for a minimum of 20 days prior to the public meeting date.
- ☐ It is acknowledged that fees are not refundable.

2/20/2024

Date

Signature of Owner(s) and/or

Raghu Nagalla

Applicant

**1.0 Owner Information**

1.1 Name(s) 1000105919 ONTARIO INC. (c/o Raghu Nagalla)  
Mailing Address 295 Elson St.  
City/Province Markham, ON Postal Code L3S 4S4  
Telephone No. [REDACTED] Fax No. n/a  
Email Address [REDACTED]

1.2 Do you wish to receive all communications? Yes ☐ No ☐

**2.0 Authorized Agent/Solicitor Information**

2.1 Name (s) Solarbank Corp (c/o Mila Simon)  
Mailing Address 803-505 Consumers Rd  
City/Province Toronto, ON Postal Code M2J 4V8  
Telephone No. 647-713-7752 Fax No.   
Email Address mila.simon@solarbankcorp.com

2.2 Do you wish to receive all communications? Yes ☒ No ☐

2.3 If known, the names of any Mortgagees, Registered Leesees and Encumbrancers with **mailing address and postal codes:**

Exsiting registered lease with Solar Flow-Through Funds (2387282 Ontario Inc.)  
(project owner of the Existing Solar Farm)

Suite 900, 570 Granville Street Vancouver, BC V6C 3P1

Please see attached separte page filename "1.3 Encumbrances"

**3.0 Property Description**

Township Cramahe Concession No. 5 Lot(s) 35  
 Registered Plan No. 38R4181 Part(s) PT 1, 2 & 3  
 Reference Plan No. S/T CL20114 AMENDED BY PLCO327; CRAMAHE Part(s)   
 Address (# & street name, if applicable) 267 Neil McGregor Rd  
 Property Roll Number 1411 01 101019007

**3.1 Are there any easements or restrictive covenants affecting the subject land?**

Yes ☐ No ☒

If yes, please describe each easement or covenant and its effect.

n/a

**4.0 Description of Subject Land and Servicing Information****4.1 Description of land (provide in both metres and feet and provide all dimensions on sketch):**

Frontage 163.56 (m) Depth 238.59 (m) Area 4.59 (ha)  
 Frontage 536.62 (ft) Depth 782.76 (ft) Area 11.33 (acres)

**4.2 Existing use(s) (i.e. residential, commercial, etc.):** Existing solar project**4.3 Are there existing building(s) or structure(s) including well and septic?**

Yes ☒ No ☐

**4.4 If yes, please provide the following information for each building/structure in metres and feet and provide all dimensions on sketch:**

Type of Building/ Structure: solar project

The setback from:

Front lot line (metres): 27 m (Feet): 88 ft

Rear lot line (metres): 82 m (Feet): 268 ft

Side lot line (N, S, E or W) (metres): N: 37 m (Feet): 120 ft

Side lot line (N, S, E or W) (metres): S: 55 m (feet): 182 ft

Height: (metres): 2.8 m (feet): 9.2 ft

Area: (square metres): 3041.34 (square feet): 32,736.71

Dimensions (length): (metres): 145 m (feet): 476 ft

Dimensions (width): (metres): 89 m (feet): 293 ft

(fenced area at longest length/width)

4.5 Proposed use(s) (i.e. residential, commercial, etc.): Battery Energy Storage System (BESS)

4.6 Are there **proposed** building(s) or structure(s) including well and septic?

Yes ☒ No ☐

4.7 If yes, please provide the following information for each building/ structure in metres and feet:

Type of Building/ Structure: Battery Energy Storage System (BESS)

The setback from:

Front lot line (metres): 19.4 m (Feet): 63.64 ft

Rear lot line (metres): 179.8 m (Feet): 590

Side lot line (N, S, E or W) (metres): 6 (Feet): 19.69

Side lot line (N, S, E or W) (metres): 131.9 m (feet): 432.74

Height: (metres): 2.9 m (feet):

Area: (square metres): 191.74 (square feet): 629.06

Dimensions (length): (metres): 6.06 (feet): 19.88

Dimensions (width): (metres): 2.44 (feet): 8.01

4.8 Type of access (check one): ☐ Proposed or ☒ Existing

☒ Municipal Road (maintained all year)

☐ Municipal Road (maintained seasonally)

☐ County Road

☐ Public Road

☐ Right of Way

☐ Unopened Road Allowance

☐ Other (please specify):

☐ By Waterfront, if access to the land will be by water **only**, please indicate:

Parking and docking facilities to be used:

Approximate distance from the land (in meters):

Approx. distance from the nearest public road (in meters):

4.9 Type of water supply (check one): ☐ Proposed or ☒ Existing  
☐ Publicly owned and operated piped water system  
☐ Privately owned and operated individual well  
☐ Privately owned and operated communal well  
☐ Lake or other water body  
☒ Other (please specify): n/a No well servicing proposed for this 'dry' land use

4.10 Type of sewage disposal (check one): ☐ Proposed or ☒ Existing  
☐ Publicly owned and operated sanitary sewage system  
☐ Privately owned and operated individual septic system  
☐ Privately owned and operated communal septic system  
☐ Privy or outhouse  
☒ Other means (please specify): n/a No sewage system proposed

4.11 Type of storm drainage (check one): ☐ Proposed or ☒ Existing  
☐ Sewers  
☐ Ditches  
☐ Swales  
☒ Other means (please specify): same as existing Overland flow to continue

## 5.0 Local Planning Documents

5.1 What is the existing Official Plan designation(s) of the subject land?

Rural

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5.2 How does this application conform to the Official Plan designation(s)?

OP Section 5.1.6(a) permits other electric power facilities on Rural lands. Section 5.3 of the OP permits the establishment of small scale industrial operations that are compatible with surrounding uses including agricultural uses. BESS will support the energy distribution grid in Cramahe Township and beyond.

5.3 If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement (e.g. Village of Colborne boundaries), details of the official plan or official plan amendment that deals with the matter:

N/A

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5.4 If the application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with the matter:

N/A

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5.5 If the subject land is within an area where zoning with conditions may apply, an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

Environmental impact assessment is being undertaken to protect the natural environment.

5.6 If the subject land is within an area where there are pre-determined min/max density or height requirements, please state these requirements (maximum height applies - check zoning; density requirements are outlined in Sections 4.0, 5.1.2, 9.1.1.5 and under the applicable designation in the Official Plan):

N/A

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5.7 What is the current zoning of the subject land?

RU

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5.8 What is the specific zoning being requested? Include any specific provisions that are required, (e.g. minimum rear yard depth to be 6.5 metres [21.33 feet]):

RU Modified to permit a Battery Energy Storage System (BESS). Facility will be set back more than 6 m from adjoining roads.

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**6.0 History of Subject Land**

6.1 If known, when was the property acquired by the current owner(s)?

2022

6.2 If known, when were existing buildings/structures constructed? (Please list each building/structure, followed by the day, month and year, if known).

Existing solar project reached commercial operation on 12 June 2018.

6.3 If known, how long have the existing (current) uses continued?

Proposed BESS site has always been vacant rural land.

6.4 If known, is or has the property ever been the subject of any other application under section 51 or 53 of the Planning Act? (i.e. Plan of Subdivision, Consent).

Yes ☐ No ☒ Unknown ☐

If yes, what is the file number and status? \_\_\_\_\_

6.5 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law, Minister's Zoning Order, Minor Variance)?

Yes ☐ No ☒ Unknown ☐

If yes, what is the file number and status? \_\_\_\_\_

6.6 Is the property the subject of a consent application?

Yes ☐ No ☒

If yes, what is the file number and status? \_\_\_\_\_

6.7 If a septic system exists;

When was it installed (month and year)? N/A

Was it approved and inspected by the local Health Unit? Yes ☐ No ☐



## 7.0 Adjacent Lands

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the owners' entire land holding. **This information should also be on the sketch.** If more room is needed, please add extra Schedule page.

Direction	Name of Owner	Use of Land (i.e. farm, residential, etc.)	Buildings (i.e. house, barn, etc.)
North	MORIN, KAREN LOUISE; MORIN, ROGER WAYNE	Rural residential	Single family houses (2)
South	MEREDIG, INGRID ELIZABETH	Treed, vacant lands	None
East	SMITH, SHERRI LEE	Rural residential	Single family house
West	DAENCKAERT, CARY; WILLIAMS, ALICIA MARY	Tree and Solar farm	Solar farm

## 8.0 Required Sketch

8.1 The applicant shall attach to this application an acceptable sketch showing the following (all dimensions will be given in metres and feet):

- ☐ The boundaries and dimensions of the subject land
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, with dimensions indicating their distance from the front lot line, rear lot line and side lot lines
- ☐ The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application
- ☐ The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)
- ☐ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ☐ If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used
- ☐ The location and nature of any easement affecting the subject land

## 9.0 Affidavit Or Sworn Declaration

This section is to be completed by the owner or authorized agent – **if it is completed by the authorized agent, the owner must fill out section 10.0 on the next page.**

Note: All applicants shall ensure that a 'complete application' under the Planning Act has been made before completing this declaration.

- 9.1 I, Ihsan Alam OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act."

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the  
Township of Cramahe in the  
County of Northumberland this

20 day of February, 2024.



Commissioner of Oaths



**DONALD CHEU**

Licensed Paralegal & Notary Public  
in and for the Province of Ontario.

My commission is of unlimited duration.  
No legal advice given. LSO #P18790



Applicant



## 10.0 Authorizations

- 10.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

### Authorization of Owner for Agent to Make the Application

I, Raghu Nagalla 1000105919 Ontario Inc, am the owner of the land that is the subject of this application for consent and I authorize SolarBank Corp and Solar Flow-Though Funds (1000234763 Ontario Inc.) to make this application on my behalf.

2/20/2024

Date

DocuSigned by:  
  
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Signature of Owner

Raghu Nagalla

1000105919 Ontario Inc

