



CORPORATION OF THE TOWNSHIP OF CRAMAHE

Date Received: Sept 10th 2024

File Number: D14 - NOR-10-24

Property Roll No.: 1411 01203011400

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.

2024-09-10
Date(YYYY-MM-DD)

N. J. [Signature]
Signature of Owner(s) and/or

[Signature]
Applicant



CORPORATION OF THE TOWNSHIP OF CRAMAHE

1.0 Owner Information

1.1 Name(s) : NCHC (Northumberland County Housing Corporation)
Mailing Address 555 Courthouse Road
City/Province Postal Code Cobourg, ON K9A 5J6
Telephone No. Fax No. 905-372-6846
Email Address ellisn@northumberland.ca

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

2.0 Authorized Agent/Solicitor Information

2.1 Name(s): Negar Pakzadian
Mailing Address 555 Courthouse Road
City/Province Postal Code Cobourg, ON K9A 5J6
Telephone No. Fax No. 905-372-3329 Ex.2344
Email Address pakzadiann@northumberland.ca

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

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

N/A



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3.0 Property Description

Township: Cramahe Concession No. 2 Lot(s) 29

Registered Plan No. Part(s) _____

Reference Plan No. Part(s) _____

Address (# & street name, if applicable) 123 King St E

Property Roll Number 1411 01203011400

Legal Description: PT LT 182 PL REID CRAMAHE; PT LT 29 CON 2 CRAMAHE AS IN NC295307; CRAMAHE

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 14.92 (m) Depth 50.42 (m) Area 0.8143 (ha)
Frontage 48.98 (ft) Depth 165.42 (ft) Area 2.01 (acres)

4.2 Existing use(s) (i.e. residential, commercial, etc.): Residential (Rental Units)

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: 2 Storey Residential Building

The setback from:

Front lot line (Metres): 16.7 (Feet): 54.9

Rear lot line (Metres): 16.9 (Feet): 55.6

Side lot line (N, S, E or W) (Metres): 3.1 (Feet): 10.2 (W)

Side lot line (N, S, E or W) (Metres): 2.6 (Feet): 8.8 (E)

Height: (Metres): 6-7 (Feet): 20-23 ft

Area: (Square Metres): (Square Feet): 1,419 m2 (15268 ft2)

Dimensions (length): (Metres): (Feet): 16.9 m (55.2 ft)

Dimensions (width): (Metres): (Feet): 5.6 m (18.3 ft)



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4.5 Proposed use(s) (i.e. residential, commercial, etc.): Residential medium density(Rental)

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: _____

The setback from:

Front lot line (Metres): _____ (Feet): _____

Rear lot line (Metres): _____ (Feet): _____

Side lot line (N, S, E or W) (Metres): _____ (Feet): _____

Side lot line (N, S, E or W) (Metres): _____ (Feet): _____

Height: (Metres): _____ (Feet): _____

Area: (Square Metres): (Square Feet): _____

Dimensions (length): (Metres): (Feet): _____

Dimensions (width): (Metres): (Feet): _____

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): _____



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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): _____

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): _____

4.11 Type of storm drainage (check one): ☐ Proposed or ☒ Existing

- ☒ Sewers
- ☒ Ditches
- ☐ Swales

Other means (please specify): _____



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5.0 Local Planning Documents

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

Village Residential - Medium density up to 50 units/ha

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

Based on the Colborne Secondary Plan policies for medium density residential

development, the 0.8143 hectare (2.01 ac) site could yield a maximum of 41 dwelling units

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

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

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:

N/A

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):

- Medium Density up to 50 units/ha

-A minimum of eight (8) bachelor dwelling units in an apartment dwelling shall have a minimum dwelling unit floor area of 37.0 square m. (398.28 square feet). A maximum of fourteen (14) bachelor dwelling units in an apartment dwelling shall have a minimum dwelling unit floor area of 31.58 square m. (340.0 square feet). The maximum height of an apartment dwelling shall be two (2) storeys. Where a building on a lot is in a court form, the distance between opposite side walls of the building forming the court shall not be less than 5.0 m. (16.4 feet). Play areas shall not be required.

5.7 What is the current zoning of the subject land?

R3-5 (Special Residential 3) Zone

5.8 What is the specific zoning being requested? Include any specific provisions that are

Request to remove all the current restrictions in order to permit additional residential units and buildings on the property.



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5.9 Why is this zoning being requested? Include explanations for specific provisions (e.g.

To ensure that the proposed development can accommodate multiple residential units and buildings on the Subject Property.

5.10 Are any of the following uses or features on the subject land or within 500 meters?
(check all that apply)

Use or Feature	On subject land	Within 500m	~Distance (or N/A)
Agricultural operation	<input type="checkbox"/>	<input type="checkbox"/>	
Waste water treatment plant	<input type="checkbox"/>	<input type="checkbox"/>	
Provincially significant wetland	<input type="checkbox"/>	<input type="checkbox"/>	
Key Hydrogeologic Feature	<input type="checkbox"/>	<input type="checkbox"/>	
Landfill (active or closed)	<input type="checkbox"/>	<input type="checkbox"/>	
Industrial or commercial use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(Please specify the use): Gas Station, Landscaping Store, Car Dealership			
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>	
Aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>	
Natural gas/oil pipeline	<input type="checkbox"/>	<input type="checkbox"/>	
Hydro easement	<input type="checkbox"/>	<input type="checkbox"/>	

5.11 Is the application consistent with the policy statements issued under subsection 3(1) of the Planning Act (i.e. Provincial Policy Statement 2014)?

Yes ☒ No ☐

5.12 Is the subject land within an area designated under the Growth Plan for the Greater Golden Horseshoe (GGHGP)? Yes (applies to the whole Township)

Does the application conform/not conflict with the GGHGP?

Yes ☒ No ☐

5.13 Is the subject land within an area designated under any provincial plan(s)? (e.g. Oak Ridges Moraine Conservation Plan, please refer to Zoning By-law).

Yes ☐ No ☒

If yes, does the application conform/not conflict with the plan(s)?

Yes ☐ No ☒ N/A ☐



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6.0 History of Subject Land

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

2023/03/01

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

The site was initially developed circa 1900 (+/-) as a single-family farmhouse. There have been additions and renovations carried out over the years

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

Information not available at this time

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



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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	2852243 ONTARIO INC	Residential	
South	Multiple Owners	Residential	
East	Peter Waskowec	Commercial	
West	Terance Daniel Canam Evelyn Christina Canam	Residential	

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



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9.0 Affidavit Or Sworn Declaration

Please do not sign this form until you are witnessed by the of the Commissioner of Oaths.

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, _____ 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

11 day of September 2024.

Commissioner of Oaths

Negar Pakzadian

Applicant

I, Maddison Mather, a Commissioner of Oaths, for the Corporation of the County of Northumberland, expires with tenure.

Maddison Mather
Clerk



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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, NEIL ELLIS, am the owner of the land that is the subject of this application for consent and I authorize Negar Pakzadian to make this application on my behalf.

2024-09-10.

Date

Neil Ellis

Signature of Owner