

Official Plan Review Discussion Paper

PREPARED FOR:

Township of Cramahe
1 Toronto Street, Box 357
Colborne, ON K0K 1S0

File no. 22444AE

20 May 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Your Vision
Designed | Planned | Realized

MacNaughton Hermesen Britton Clarkson Limited
113 Collier Street Barrie, ON L4M 1H2
T: 705 728 0045
F: 705 728 2010
www.mhbcplan.com

Contents

1.0	Introduction	4
2.0	Overview of the Official Plan	5
2.1	Current Official Plan	5
2.2	Purpose of Official Plan Review	6
2.3	Update Process.....	7
3.0	What Has Been Completed and What Have We Heard	8
3.1	Section 26 Meeting	8
3.2	Visioning Session Comments.....	8
3.3	Summary of Comments Received	8
4.0	Provincial Planning Initiatives	9
4.1	Policy Updates	9
4.2	Legislation	9
4.2.1	Bill 108, <i>More Homes, More Choice Act</i> , 2019	10
4.2.2	Bill 197, <i>COVID-19 Economic Recovery Act</i> , 2020.....	10
4.2.3	Bill 245, <i>Accelerating Access to Justice</i>	10
4.2.4	Bill 109, <i>More Homes for Everyone Act</i> , 2022.....	11
4.2.5	Bill 3, <i>Strong Mayors Building Homes Act</i> , 2022.....	11
4.2.6	Bill 39, <i>Better Municipal Governance Act</i> , 2022.....	11
4.2.7	Bill 23, <i>More Homes Built Faster Act</i> , 2022.....	11
4.2.8	Bill 97, <i>Helping Homebuyers, Protecting Tenants Act</i> , 2023	11
4.2.9	Bill 134, <i>Affordable Homes and Good Jobs Act</i> , 2023	12
4.2.10	Bill 162, <i>Get it Done Act</i> , 2024.....	12
4.2.11	Bill 185, <i>Cutting Red Tape to Build More Homes Act</i> , 2024	12
4.2.12	Bill 17, <i>Protect Ontario by Building Faster and Smarter Act</i> , 2025	12
4.2.13	Bill 60, <i>Fighting Delays, Building Faster Act</i> , 2025.....	12
4.2.14	Proposed Bill 98: <i>Building Homes and Improving Transportation Infrastructure Act</i> , 2026	
	13	
5.0	Planning Issues and Recommended Policy Approach.....	14
5.1	Settlement Areas	14
5.2	Rural Areas.....	16
5.3	Land Division	18

5.4	Natural Heritage	18
5.5	Moving Goods and People.....	20
5.6	A Community for the Future	22
5.7	Cultural Heritage.....	23
6.0	NEXT STEPS.....	24
6.1	We Need Your Comments!.....	24

DRAFT

Appendices

Appendix A: Updated Work Plan

Appendix B: Section 26 Meeting Comments

Appendix C: Visioning Session Comments

DRAFT

1.0 Introduction

The Township of Cramahe's current Official Plan was approved by the Ministry of Municipal Affairs and Housing in 1998. The *Planning Act* requires that a municipality update its Official Plan every five years and requires that an Official Plan be updated to ensure the land use planning document accomplishes the following:

- 1) Has regard for Provincial interest;
- 2) Conforms to Provincial Plans; and
- 3) Is consistent with the Provincial Planning Statement, 2024.

An Official Plan forms the foundation for decision-making in protecting the environment and providing guidance on future development, public works, and capital investment. Council decisions must conform to the Official Plan, including decisions made regarding parks, public works, infrastructure, land use planning, and other initiatives.

The Township is currently in the process of updating the Official Plan. This Background Report is one of the deliverables that have been established in the proposed scope of work for the Official Plan Review project. The intent of this Background Report is to:

- 1) Provide an overview of the current Official Plan and the purpose of the Official Plan Review;
- 2) Summarize what we have heard from the Section 26 Meeting;
- 3) Review the Provincial planning initiatives and new legislation to be considered and implemented through the Official Plan Review;
- 4) Continue to prepare a strategy for consultation and engagement with Indigenous communities;
- 5) Discuss implications of growth statistics on the Township; and,
- 6) Provide an overview of the recommended policy approach to sections of the Official Plan.

The intent is to release the First Draft of the Official Plan following the presentation of the Background Study to Council. The information contained within this Background Study has been used in the preparation of the First Draft and will provide a solid framework for the Township to create a new document that updates the Official Plan to meet Provincial requirements and consider the local land use planning context of the Township of Cramahe.

2.0 Overview of the Official Plan

2.1 Current Official Plan

The current Township Official Plan has been in effect since 1998, and since its approval, there have been several significant changes to land use planning policy and legislation in the Province. Most recently, the Provincial Planning Statement was approved by the Province in 2024, replacing both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

Legislative changes to the *Planning Act* since 2016 are summarized in Section 4.2 of this Report. With the most recent changes being made in 2025 by Bill 5, now is an opportune time to ensure local policies are consistent with Provincial planning policies and legislation.

The current Official Plan lacks a vision. As part of the updated Official Plan, a new vision will be proposed that will form the foundation for the goals, objectives and policies of the updated Official Plan.

The current Official Plan outlines several goals and objectives for the Township allocated into different categories, including development areas, agricultural lands, natural resources, and transportation.

While the previous goals and objectives are over 25 years old, they generally continue to resonate today. They provide the basis for growth and development, economic growth, and encourage sustainable development. Together, the goals and objectives work to foster a high quality of life in the Township. Comments received through the public process to date have reflected these objectives, including that if new development is to occur, it should be sustainable and have the health of the environment at the forefront. With some modifications, the goals and objectives will provide direction for the establishment of updated policies.

One goal of the current Official Plan directs development to the settlement areas of the Colborne urban area, and the hamlets of Castleton, Salem Corners, and Dundonald. Overall, the objectives of the new Official Plan should remain consistent with this approach and establish policies that achieve the goals and objectives of the Official Plan by guiding development in the Township in a manner that protects the Township's many assets and natural heritage features.

The current Official Plan provides a solid basis in order to evaluate Council decisions as a whole and from a land use planning perspective. The purpose of the Official Plan Review is to build upon the existing policy framework to establish a document that is easy to read and provides clear direction in evaluating land use planning applications and other matters.

2.2 Purpose of Official Plan Review

The Official Plan sets the general policies that guide the physical growth of the Township of Cramahe and promotes sustainable economic development in a healthy natural environment. The Township is large, with abundant farmland, and the proximity to Toronto and its position along Highway 401 make the Colborne urban area an appealing location for residential development and economic growth.

The new Official Plan will guide all land use planning and development decisions in the Municipality for the next 20 years. The Official Plan is the primary tool for implementing the Township's goals and objectives and establishes a long-term strategy that recognizes the public interest to effectively manage change. Land use planning plays an important role in protecting community values, including:

- Agriculture;
- Community Character;
- Lifestyle;
- Heritage
- Natural Environment; and,
- Economy.

The *Planning Act*, which governs land use planning in Ontario, requires that the Municipality's Official Plan be reviewed and updated to ensure it conforms to Provincial plans and is consistent with the Provincial Planning Statement.

Several Provincial planning documents form the basis for land use planning in central Ontario, to which the Township's Official Plan is required to be consistent with or conform to:

- **Provincial Planning Statement** – Provides policy direction on matters relating to municipal planning that are of Provincial interest and sets the policy foundation for regulating the development and use of land. The main themes of the Provincial Planning Statement include building strong communities, the wise management and use of resources, and protecting health and safety. In 2024, upon the Provincial Planning Statement coming into effect, the the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 were both repealed.
- **The Oak Ridges Moraine Conservation Plan** – An ecologically based plan that provides land use and resource management direction for the 190,000 hectares of land and water within the Moraine. Its purpose is to provide land use and resource management planning direction to municipalities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions.

In addition to Provincial planning documents, the *Planning Act* requires that the Township's Official Plan conform to the County of Northumberland Official Plan. The new Official Plan will form the foundation for decision makers in protecting the environment and guiding future development, public works, and capital investment. The decisions of Township Council must conform to the Official Plan.

The Township encourages everyone to get involved and provide input throughout the Official Plan review, and there will be several opportunities for public feedback during the update process.

2.3 Update Process

The Township is proposing to update the Official Plan. Work is underway to prepare a First Draft of the Official Plan in order to send the document to the County for review and comments.

Section 3.0 of the Background Report provides a summary of what tasks have been completed to date, including the Section 26 Public Meeting.

It is anticipated that a Public Open House will be scheduled in September 2026. A copy of the First Draft of the Official Plan will be made available prior to the Public Open House for review and comments. Additional input on the process and the First Draft of the Official Plan will be collected at the Public Open House. Following review of the First Draft of the Official Plan, it is recommended that the First Draft be presented to Council in order to seek direction to send the draft to the Ministry of Municipal Affairs and Housing for their first review.

3.0 What Has Been Completed and What Have We Heard

3.1 Section 26 Meeting

A meeting required under Section 26(3) of the *Planning Act* was held on July 22, 2025. The purpose of this meeting is to provide the public with an opportunity to comment on potential revisions to the Official Plan early on in the process.

During the meeting, a presentation was delivered by MHBC, followed by an opportunity for the public to provide comments on the Official Plan Review – specifically, on what they would like to see considered in the new Official Plan.

Comments that were received during the Section 26 Public Meeting are summarized in Appendix B. Responses that were applicable to the comments have also been included.

3.2 Visioning Session Comments

In addition to the Section 26 meeting, a visioning session was held with an online questionnaire available to members of the public to provide written comments. The written comments have been received from local landowners and community groups and are summarized in Appendix C.

3.3 Summary of Comments Received

A consistent theme that emerged from the public comments was a desire to protect the rural and “small town” feel of the Township, as well as providing economic opportunities to help support growth. Additionally, there is a desire to develop a “made in Cramahe” approach to planning rather than implementing something from the County or a different municipality. Written comments also referenced the importance of balancing growth with protection of the agricultural land base.

It is expected that other comments will be reviewed and received following the release of the Discussion Paper and the Public Open House that is to occur following the release of the first draft.

4.0 Provincial Planning Initiatives

This section will provide an overview of the key Provincial planning initiatives and policy amendments, which will have a direct impact on the Township's Official Plan Review.

4.1 Policy Updates

The Provincial Planning Statement (PPS) replaced the Provincial Policy Statement in October 2024 and introduced changes aimed at streamlining growth and supporting housing development. The following key changes have been made through the implementation of the Provincial Planning Statement:

- The term *affordable housing* was incorporated into the definition of *housing options*.
- Planning authorities are now required to establish and implement minimum targets for intensification and redevelopment.
- Settlement boundaries can now be expanded without requiring a municipal comprehensive review.
- Updates to growth forecasting requirements. Consistent with recent modifications to the *Planning Act*, several changes have been made in the Provincial Planning Statement with respect to addressing the need for affordable housing options. Additionally, enhancements to various policies within the PPS have been made to streamline growth in Ontario.

As part of the Official Plan update, each policy section of the PPS has been reviewed to ensure consistency is achieved. Furthermore, it is noted that several definitions in the PPS have also been updated. Terminology and definitions in the Official Plan update will reflect these changes for consistency. A policy implementation table will be prepared to detail where the Official Plan has been updated based on Provincial policies.

4.2 Legislation

The *Planning Act* is Provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled and who may control them. The *Planning Act* provides a basis for considering Provincial interests, establishing local planning administration, preparing Official Plans, community improvement, regulating and controlling land uses through various tools, subdividing land, and more.

Once a new Official Plan is approved, the *Planning Act* requires Council to update the Plan after 10 years and then every five years after that to ensure that the plan implements any changes to the Provincial Planning Statement or Provincial Plans. Official Plan updates also provide an opportunity to ensure that the Official Plan continues to address local priorities and changing community needs.

The Township must also host an open house information session and at least one public meeting with respect to the updated Official Plan. Furthermore, the Township must engage with Indigenous communities throughout the process of preparing the updated Official Plan.

Once Township Council adopts the Official Plan, it is submitted to the County of Northumberland for final review and approval.

Some examples of sections within the *Planning Act* that have been updated since the current Official Plan was adopted and approved are discussed in the following sections.

4.2.1 Bill 108, *More Homes, More Choice Act*, 2019

Bill 108 resulted in amendments to several pieces of Provincial legislation, including the *Planning Act*. Several key changes resulting from Bill 108 included the delivery of community benefits, the introduction of additional residential unit policies, a reduction in the timeframe for decisions under the *Planning Act*, and alterations to the appeal process and operation of the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal).

Of note, Section 37 of the *Planning Act* was amended to allow for municipalities to pass a community benefits charge by-law for the development and redevelopment of land to pay for capital costs of community services and other infrastructure (i.e. libraries, daycare facilities). Where a community benefits charge by law has been introduced, the parkland conveyance provisions currently outlined in Section 42(1) of the *Planning Act* would no longer be applicable. For areas not subject to a community benefits charge by-law, Section 42 provides for a parkland dedication requirement of two percent for commercial or industrial designations and five percent for all other cases.

Further, Bill 109 also introduced the requirement for Official Plans to provide policies authorizing additional residential units by permitting two residential units in a detached house, semi-detached house or rowhouse and a residential unit in a building or structure ancillary to a house.

4.2.2 Bill 197, *COVID-19 Economic Recovery Act*, 2020

Bill 197 resulted in amendments to over 20 statutes, including the *Planning Act*, to support Ontario's post-pandemic growth and development. Key changes include an expansion to the list of eligible services for development charges, restricted application of community benefits charges and enhancements to the Minister's authority.

Notably, Bill 197 replaced the Section 37 community benefits system with a new Community Benefits Charge (CBC) framework, retains the existing parkland dedication system over proposed Bill 108 reforms, and expands the Minister of Municipal Affairs and Housing's powers to override local planning controls, including traditional Site Plan Control and inclusionary zoning, for land outside the Greenbelt. These changes streamline approvals and give the Minister greater authority.

4.2.3 Bill 245, *Accelerating Access to Justice*

The introduction of Bill 245 resulted in the enactment of the *Ontario Land Tribunal Act*, 2021. The Local Planning Appeals Tribunal, the Board of Negotiation, the Conservation Review Board, the

Environmental Review Tribunal, and the Mining and Lands Tribunal amalgamated to the Ontario Land Tribunal (OLT).

4.2.4 Bill 109, *More Homes for Everyone Act*, 2022

Bill 109 amended the *Planning Act* to introduce several measures that streamline approvals and increase accountability. Bill 109 delegated Site Plan approvals to municipal staff with extended review timelines (from 30 to 60 days) and introduced a new graduated refund regime if the municipality fails to meet statutory deadlines for planning applications.

A new Community Infrastructure and Housing Accelerator (CIHA) was introduced as a new process for municipally initiated requests for zoning orders to fast-track key projects that support the community.

4.2.5 Bill 3, *Strong Mayors Building Homes Act*, 2022

Bill 3, the *Strong Mayors Building Homes Act*, 2022, gives mayors in select Ontario municipalities significant new powers to help advance provincial priorities, specifically housing. These include appointing and dismissing the Chief Administrative Officer/City Manager and other various senior managers, bringing matters forward for Council consideration, vetoing certain by-laws approved by Council, proposing and preparing the municipal budget, and directing staff in writing.

4.2.6 Bill 39, *Better Municipal Governance Act*, 2022

Bill 39 expands on the strong mayor powers introduced in Bill 3 by allowing mayors of Toronto and Ottawa to pass by-laws related to provincial housing priorities if more than one-third of council members vote in favour of such by-laws. In addition, provincially appointed facilitators in Durham, Halton, Niagara, Peel, Waterloo, and York Regions determine how to best extend strong mayor tools to them, while the Minister may appoint and fix the duration of the term of the Regional Chair in Niagara, Peel and York.

4.2.7 Bill 23, *More Homes Built Faster Act*, 2022

Bill 23 is a housing and development reform that amended nine major statutes, including the *Planning Act*, to accelerate homebuilding by streamlining approvals and reducing fees. Key changes include provisions in additional residential units, development charges, affordable housing, upper-tier municipalities' planning responsibilities, official plan amendments and more.

Notably, Bill 23 prohibits Official Plan Policies and Zoning By-law provisions from preventing the establishment of three residential units on parcels of urban residential land and cannot require more than one parking space per residential unit. The Bill also includes new exemptions from development charges and parkland dedication for affordable, attainable, non-profit and inclusionary zoning units. Changes to Site Plan Control include exemptions for residential buildings containing no more than 10 units and clarified that exterior design is no longer a matter subject to Site Plan Control.

4.2.8 Bill 97, *Helping Homebuyers, Protecting Tenants Act*, 2023

Bill 97, *Helping Homebuyers, Protecting Tenants Act*, 2023, amends several legislative changes that Bill 23 made. A prescribed area was identified where the Site Plan Control exemption introduced in Bill 23 does not apply. In addition, the concept of a parcel of urban residential land

for the purpose of allowing up to three residential units as-of-right was repealed by Bill 97. This Bill also provides the Minister with the authority to exempt lands that are the subject of a Minister's Zoning Orders from complying with other provincial approvals, giving the Minister the ability to address circumstances where a Minister's Zoning Order permits residential uses in an area where the local Official Plan does not.

4.2.9 Bill 134, *Affordable Homes and Good Jobs Act*, 2023

Bill 134 provided a new definition of affordable housing that would implement the exemption and discounts for affordable housing introduced by Bill 23. The new definitions consider local income in addition to market prices determined by average rent and purchase prices posted by the Minister in the Affordable Residential Units for the purposes of the *Development Charges Act* bulletin.

4.2.10 Bill 162, *Get it Done Act*, 2024

Bill 162 introduced changes to the *Environmental Assessment Act* to clarify that expropriation is one of the ways that property can be acquired for a project before the environmental assessment process is completed. Additional changes were also made to the *Official Plan Adjustments Act*, 2023, to modify a number of official plans and official plan amendments and to retroactively re-enact these changes.

4.2.11 Bill 185, *Cutting Red Tape to Build More Homes Act*, 2024

Bill 185 amended several sections of the *Planning Act*, including limiting third-party appeal rights for Official Plan Amendments and Zoning By-law Amendments, a new framework for Minister's Zoning Orders, changes to the application process and pre-consultation, and changes to upper-tier municipalities with planning responsibility.

4.2.12 Bill 17, *Protect Ontario by Building Faster and Smarter Act*, 2025

Bill 17 amended several sections of the *Planning Act*, including limiting complete application requirements for certain planning applications, permitting conditional Minister's Zoning Orders, permitting minor variances "as-of-right" to setback requirements, limiting affordable housing units required through inclusionary zoning, and permitting schools "as-of-right" in urban residential areas.

4.2.13 Bill 60, *Fighting Delays, Building Faster Act*, 2025

Bill 60 amended the *Planning Act* by expanding the framework for "as-of-right" minor variances introduced in Bill 17. It also allows for Minister's Zoning Orders to no longer be required to be consistent with the Provincial Planning Statement, 2024, for lands outside of the Greenbelt Area.

4.2.14 Proposed Bill 98: *Building Homes and Improving Transportation Infrastructure Act, 2026*

Bill 98 is a proposed bill to amend the *Planning Act* to simplify and standardize municipal Official Plans, amend the requirements for a complete application, clarify and streamline Site Plan rules, modernize minimum lot size requirements, and introduce a new framework for parkland dedication requirements. **NOT APPROVED AT THIS TIME**

DRAFT

5.0 Planning Issues and Recommended Policy Approach

5.1 Settlement Areas

As identified in Section 4.1 of the current Official Plan, the Township has four distinct settlement areas: the Colborne urban area and the hamlets of Castleton, Salem Corners, and Dundonald. These communities vary in size, but they all function similarly in terms of identifying a community of interest, providing a number of non-residential service-type uses, and having a concentration of smaller lot sizes distinct from the rural areas around the communities.

The predominant use for settlement areas will be a diversity and mix of housing types, local commercial uses, industrial and institutional uses, including churches, schools and community centres. Development is focused to these areas, with the understanding that development is also supported in rural areas on a more limited basis. Municipal water and sewer services are currently only available in Colborne. Therefore, in other settlement areas, new residential lots should be at least one hectare in lot area, unless a smaller lot size is supported through the completion of supporting studies.

The following Policy Directions are intended to encompass the Township's Growth Management Strategy, including housing and employment, as well as supporting infrastructure.

- Update the Goals and Objectives of the Township Official Plan
 - The goals and objectives for the New Official Plan should be updated and refined regarding protecting agricultural, resource and rural area by managing growth and development and directing the majority to the defined settlement areas with a focus on the Colborne Settlement Area.
 - Strengthen the objectives to support settlement areas as complete communities with an emphasis on Colborne.
 - Directing commercial and industrial development to the settlement areas with a focus to directing industrial development to lands in proximity to the 401 corridor in the Colborne Settlement Area.
 - Consider refining the residential lot creation policies in the rural areas of the Township to ensure that they continue to support a strong settlement growth management strategy but permit limited lot creation opportunities within a prescribed policy framework.

- Further refine the settlement area hierarchy and growth management strategy in the New Official Plan
 - Better define and provide a detailed settlement area hierarchy and comprehensive policy framework for the planned function of each settlement area.
 - Consider establishing a policy framework for the review and update of the growth strategy as a follow-up exercise upon completion of the County Growth management exercise.
- Update housing policies within New Official Plan
 - The New Official Plan should incorporate a separate policy framework regarding housing choice and options, housing targets and housing affordability.
 - Intensification policies regarding second and accessory units within single, semi and townhouse dwellings should be considered for incorporation in the new Plan.
 - Policy supports for a range of housing tenure and built form should also be incorporated into the New Official Plan.
 - The New Official Plan should consider policy incentives to encourage and promote affordable housing projects within the defined settlement areas.
- Review employment lands and areas to ensure properly identified and designated in the New Official Plan
 - All employment areas and employment lands should be confirmed and identified in the schedules to the New Official Plan.
 - Revisions to the employment lands are recommended in the proximity to Highway 401 in the area of Colborne.
 - Details surrounding the size requirements for additional employment lands are required to be confirmed.
- Policies protecting employment areas from conversion applications should be added to the New Official Plan
 - A policy framework should be added to the Plan to implement the conversion policies of the PPS.
 - Non-employment uses, such as residential, major office, major retail and major institutional uses should be considered whether appropriate for employment areas.
 - Conversion policies for employment lands should be considered for inclusion in the New Official Plan
- Policies for rural employment and rural-resource based recreational employment uses should be enhanced
 - Enhance policies to guide the development and redevelopment of existing rural employment uses.
 - Enhance land use compatibility policies to limit and/or mitigate impacts on sensitive land uses and restrict such uses adjacent to existing employment areas and uses.
 - Consider the need for a rural business park.

- Update and modernize the water and wastewater servicing policies in the New Official Plan
 - Refine the servicing policies including the servicing hierarchy in support of the Township's growth strategy and settlement hierarchy.
- Review and update policy framework for stormwater management matters
 - Update policy framework to integrate stormwater management planning and infrastructure with the Township's growth and settlement strategy.
 - Consider policy support for the required master plan for stormwater infrastructure in support of the Township's growth strategy and settlement hierarchy.
 - Provide policy support for best practices in stormwater including green infrastructure and low impact development that considers the impacts of climate change and extreme weather events.
 - Ensure that policies are provided that focus on building sustainable and resilient infrastructure, including full life cycle costs, and options to pay for these costs over the long-term.
- Review and update transportation policies.
- Review and update cultural and built heritage policies.
- Review and update natural heritage policies.

5.2 Rural Areas

- Review of lands designated 'Agricultural Lands' in the Township Official Plan.
 - Review and refinement of the County Agricultural Lands designation to be completed.
- Broadening the permitted uses in agricultural areas to support and serve the agricultural community.
 - Permitted uses should be reviewed and refined to ensure they are consistent with and reflective of the language used in the PPS, County Official Plan and the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. Since the current Township Official Plan was approved, definitions have been provided in the PPS to clarify the meaning of agricultural uses, agricultural-related uses, and on-farm diversified uses.
 - Policies will also be required to implement the permitted uses and identify what criteria must be met in order to establish an agricultural-related use or on-farm diversified use.

- Review and inclusion of permissions for non-agricultural uses in prime agricultural areas.
 - The PPS and County Official Plan, contain permissions for the extraction of minerals, petroleum resources and mineral aggregate resources, as well as limited non-residential development in prime agriculture areas, provided conformity with a set of criteria can be demonstrated.
- Implementation of agri-food strategies and other approaches to sustain and enhance the Township's Agricultural System.
 - Consider including policies to create opportunities for local food production.
 - Policies to minimize land use conflict and mitigate impacts where unavoidable.
 - Consideration of the agricultural support network in land use planning decisions to support the long-term viability of the Township's agricultural resources.
 - Review land division policies within the Agricultural areas to ensure consistency with Provincial plans and policies.
 - Review and update policies regarding Minimum Distance Separation formulae.
 - Establish enabling policies that support agri-tourism.
- Continued focus of rural and agricultural land uses in the 'Rural' designation.
 - The permitted uses in the 'Rural' designation should be reviewed, consideration for environmentally compatible recreational and tourism uses should be contemplated in accordance with Provincial policy.
 - Consistent with Provincial and County guidance, the policies of the Township Official Plan should be reviewed and updated to provide clear circumstances under which appropriately scaled industrial and commercial uses could be contemplated in the 'Rural' designation.
- Review and update consent policies to limit rural residential lot creation.
 - As part of establishing a hierarchy for residential development, the consent policies should be reviewed.
- Development of a supportive agri-tourism and eco-tourism framework
 - Provincial and County policies permit the establishment of agri-tourism and eco-tourism uses in the Rural area that are resource-related and are compatible with rural land uses.
 - Enabling policies should be developed to promote opportunities to diversify the local economy through the development of agri-tourism and eco-tourism opportunities in Rural areas.

- Continued recognition of the importance of aggregate resources in the Township.
 - Protection of aggregate and potential aggregate resource areas for existing and future extraction from incompatible land uses will be important in ensuring the continued availability of this economic resource for the Township, as well as contribute towards minimizing short- and long-term land use conflicts.
 - Development of more comprehensive land use compatibility policies to ensure that existing and future operations are suitably buffered from adjacent land uses.
 - Consideration of additional policies for facilities secondary to aggregate uses, as well as a detailed policy framework for site rehabilitation, should be undertaken as part of the New Official Plan.
- Identify areas where aggregate extraction is not permitted in the Township in accordance with Provincial policies and the County Official Plan.
 - New policies will need to be implemented in the New Official Plan to ensure conformity with the County Official Plan.

5.3 Land Division

Lot creation policies are included within their own section of the Official Plan and are completed through either a plan of subdivision or consent (severance). The Provincial Planning Statement permits new residential development that is locally appropriate, which includes the creation of new residential lots.

The land division policies of the current Official Plan will be reviewed to ensure they are maintaining the overall goals and objectives of the Township. Considerations for new lots will include lot size and lot frontage, consideration of adjacent land uses, access (private road, water, and municipal road), the number of lots that can be created, and environmental considerations.

In all designations except Agricultural, Hamlet, and the Colborne Secondary Plan, the current policies in the Official Plan permit the creation of three new lots, plus one retained lot, through the consent process. A plan of subdivision is required if more than three lots will be created, with the County of Northumberland acting as the approval authority for any new subdivisions. There is a policy that the original lot must be as it existed on January 1, 1985, to allow for the creation of any new lots. This policy will be examined as part of the Official Plan review.

5.4 Natural Heritage

The Township has a diverse and interconnected natural heritage system comprised of a variety of natural features and landforms, including rivers, streams, wetlands, woodlands, wildlife habitat, and fish habitat.

As it relates to the natural environment, provincial policy broadly seeks to protect natural features and areas for the long term. Accordingly, provincial policy directs that the long-term ecological

function and biodiversity of natural heritage systems should be maintained, restored, or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features. In accordance with the above direction, development is restricted in and adjacent to certain features, unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Within the Provincial Planning Statement, “natural heritage features and areas” means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands and significant valley lands, habitat of endangered or threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

The current Official Plan restricts development in significant wetlands or within the habitat of endangered or threatened species in accordance with the Provincial Planning Statement. Additionally, it also provides policies to permit development within or on adjacent lands of some natural features and areas when it is determined that there will be no negative impacts on the features or their ecological function. For example, development and site alteration is not permitted within a Provincially Significant Wetland. Development or site alteration may be permitted within 120 metres of the Provincially Significant Wetland if a study is prepared by a qualified professional that demonstrates there will be no negative impacts on the wetland or its ecological functions.

Further, it is a goal of the Official Plan to maintain the quality of the natural environment and protect floodplains, wetlands, and environmentally sensitive or unique areas. While the current Official Plan recognizes the importance of natural heritage features, an update to the Official Plan is required to address new and updated policies contained within the Provincial Planning Statement. Where possible, the approximate extent and location of environmental features have should be designated to identify the feature. Updates to the Official Plan mapping of environmental features may be required based on changes to Provincial and County mapping.

Policy Directions for the Natural Heritage System are intended to address matters related to the Township’s natural heritage system, including the natural heritage and hydrogeological features, natural hazards and water resources.

- Update language in New Official Plan for policy consistency with PPS and Growth Plan.
 - Consistency in identifying and naming natural heritage features should be applied in the New Official Plan. The language and policies need to be updated to reflect the new PPS and the County Official Plan. A review of the Province’s Natural Heritage Reference Manual, which provides guidance on the identification and significance of natural heritage features and areas should be undertaken.
- Review and update Environmental Impact Study requirements and policies.
 - A review and update of the Environmental Impact Study requirements should be undertaken to ensure consistency with provincial and County directions.

- Review and update hazard provisions to ensure consistency with the PPS.
 - While the current Official Plan generally restricts development on hazardous lands, further clarity and consideration should be given to the provisions established in the PPS, which provide instances in which development can be contemplated and certain uses which are prohibited from development in hazardous lands and sites.
- Consideration of the impacts of climate change and the risks associated with natural hazards.
 - Policies should be implemented in the New Official Plan which acknowledge climate change and the potential for increased risk associated with natural hazards as a result.
- Carry forward and refine the source water protection policies for implementation in New Official Plan.
 - Source water protection policies seek to ensure the provision of clean drinking water in the Township and the newly added policies should be carried forward in the new Plan.
 - Wellhead Protection Areas, Surface Water Intake Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas should be mapped in the New Official Plan as appropriate overlays to guide development review, consideration and decisions.

5.5 Moving Goods and People

Supporting movement provides recommended policy direction on matters related to the Township's road system, transit and active transportation.

- Review current road classification system and right-of-way requirements in the Township.
 - The current road classification system for the Township should be reviewed to determine if current minimum widths and access requirements are still appropriate, and that conformity with the road system policies in the County Official Plan are achieved.
- Identify planned upgrades to road networks and opportunities for future connections.
 - Consideration should be given to identifying planned upgrades to roads within the Township through the New Official Plan in accordance with the County Transportation Master Plan, preliminary directions from the Township TMP, and based on advice from Township Engineering staff.

- Development of context sensitive road design requirements and criteria for complete streets.
 - Consideration should be given adding policies regarding the manner in which roads interface with both urban and rural environments in the Township through context sensitive road designs.
 - Increased setbacks, pedestrian and cycling lanes, boulevard treatments and plantings are all examples of context sensitive road design that should have a supportive policy framework in the new Plan.
 - Where new road construction or reconstruction is planned, the application of context sensitive road design should be considered.
- Protection of key transportation corridors in the Township to facilitate the continued movement of goods for the long-term.
 - Policies should be refined through the New Official Plan which ensure compatible development along key transportation corridors in the Township. Development which would impede the long-term use of key transportation corridors should not be permitted.
- Ensure that transportation infrastructure in the Township can support future growth and development.
 - Policies should be developed which ensure that proposed development can be appropriately serviced from a transportation perspective. It should also be identified that, if required, improvements are to be undertaken prior to new development proceeding.
- Provide policy support and identify opportunities for multimodal integration and linkages in the Township.
 - Opportunities for multimodal integration and linkages include identifying locations for public transit connections with carpooling lots.
- Inclusion of active transportation policies and planning.
 - The County's Transportation Master Plan identifies an Active Transportation Network Concept, which includes existing and proposed routes are to be implemented in cooperation with the County, adjoining municipalities and trail associations.
- Implement Site Plan Design requirements which promote multi-modal transportation and complete streets.
 - Identified in the County Official Plan as directive for local municipalities.
 - Greater consideration of pedestrians and cyclists in road design.

5.6 A Community for the Future

The new Official Plan should contain policies to prepare and protect the matters related to climate change, energy, healthy communities and waste management.

- Update the Vision for the municipality in the New Official Plan
 - The vision for the Township of Cramahe should be updated to incorporate goals of greenhouse gas reductions and climate adaption and resiliency to create a healthy and sustainable municipality.
- Update the Objectives of the Township Official Plan
 - The objectives for the New Official Plan should incorporate specific direction on the steps required to fight climate change, planning for a more resilient Cramahe, and ensuring that the Township is planning for the infrastructure to support its future growth and development.
- Incorporate climate change policies throughout the New Official Plan
 - Climate change and the impacts of global warming will impact all aspects of community building from basic infrastructure design, transportation and transit, outdoor recreation facilities and design, building design, low impact development strategies, etc. Climate change policies should be incorporated throughout the New Official Plan to ensure policy guidance is provided for all development issues and matters.
 - Policy supporting the implementation of the Province's climate change plans and strategies should be considered.
- Energy issues must be incorporated into the New Official Plan
 - The New Official Plan must incorporate a policy framework regarding energy efficiency, energy conservation, energy demand reduction and management.
 - The Township should consider policy support for green building and green infrastructure approaches to help reduce energy use and demand.
- Renewable energy systems should be considered in the New Official Plan
 - The New Official Plan should provide both policy and locational directions on where renewable energy systems such as wind turbines and solar panel could be located in the Township, what applications and approvals would be required, and under what policy criteria.
- Healthy Community Design
 - The New Official Plan should include healthy community design concepts.

- Healthy community design policies, specifically addressing growth management and settlement area design, should be incorporated into the relevant sections of the New Official Plan.
 - Policies addressing motor vehicle and pedestrian safety, including the concept of Complete Streets should be incorporated in the New Official Plan to provide guidance for the growth and change of the Township's settlement areas.
- Age-Friendly Community Design
- A policy framework should be considered requiring new developments to consider age-friendly design approaches including active aging, aging in place, and healthy aging.
 - Supportive policies regarding transit and transportation planning that supports age-friendly community design and aging in place should be considered for the New Official Plan.
- Complete Streets
- A Complete Streets policy approach should be included in the New Official Plan to promote safety for all users of street and not just automobile and would support building a healthy and age-friendly community.

5.7 Cultural and Built Heritage

A detailed review will be conducted of the Official Plan to add policies that ensure the interests of Indigenous communities of the Johnson-Butler Purchase and the Williams Treaties are acknowledged and incorporated into the new Official Plan. It is also recommended that the new pre-consultation policies be included to clearly identify the process that is required by a proponent before formal applications are submitted and processes.

It is important that the new Official Plan include policies that promote the strengthening of the relationship between the Township and Indigenous communities. Continuous Indigenous consultation throughout the preparation of the new Official Plan is integral to the process. A draft consultation strategy will be developed and formalized to support the engagement process.

It is expected that the County will provide confirmation of what Indigenous groups need to be contacted during the Official Plan Review.

6.0 NEXT STEPS

6.1 We Need Your Comments!

This Discussion Paper will be released for public review and comment online. An Open House will be held to review the major themes and issues identified in Phase 1 and to discuss the proposed directions for the New Official Plan.

Let us know what you think about the proposed policy directions contained in Section 6. We welcome your suggestions and comments on the New Official Plan, and your ideas will help inform the preparation of the New Official Plan for the Township of Cramahe.

DRAFT

Appendices

A

Appendix A

Work Plan (Updated March 2026)

Township of Cramahe Official Plan Update

[illegible]

B

Appendix B

Section 26 Meeting Comments

#	Comment	Comment Response
1.	Mayor: County is updating their Official Plan, which allows us to dovetail into their process.	
2.	Audience Member: Is the plan for the whole County or just Colborne?	The Official Plan will be for the entire Township of Cramahe.
3.	Mary Norton: I felt that the Northumberland County population projection was far too low, but the consultant did say that something was tied to finance numbers?	We take direction from the County as the approval authority, and they provided population figures. The Province recently made changes that the Ministry of Finance population projections should be used for land use planning, and these numbers are higher than the numbers that the County was using. We will work with the County to determine numbers to ensure that there is enough land for residential and employment purposes.
4.	Councillor van Egmond: I want you to sit at our table and bring Cramahe ideas forward. I don't just want a repeat of County policies. I want to see made in Cramahe, done by Cramahe, not just fall in line with what higher says.	The updated Official Plan will build upon the policies provided in the County Official Plan with a detailed focus to Township specific planning issues and solutions.
5.	CAO Grant: I encourage residents to be involved with County Council and their agendas, as there are a lot of things the County is involved in that affect us. We need to be a louder voice at the table.	The Official Plan Review will provided an opportunity for residents to be engaged in the future planning of the Township.
6.	Councillor Hamilton: We adopt our Official Plan, and the County approves it. Advocacy from the public can make a difference.	The Official Plan Review will provided an opportunity for residents to be engaged in the future planning of the Township.

C

Appendix C

Visioning Session Comments

Id	What do you value most about your community?	What is the Township's most important asset?	What are the top challenges that the Township will face over the next 20 years?	What types of housing are missing or lacking in the Township to accommodate population growth?	What is your vision for downtown Colborne?	How can the Official Plan encourage economic growth and support?	What are some key economic attributes of Cramahe that are not being realized to their full potential?	Does the current Official Plan do enough to protect environmental features such as woodlands, watercourses, and wetlands?	Does the current Official Plan sufficiently protect agricultural lands?	Does the current Official Plan permit too much or not enough rural lot creation?	What can the Township do to support the development and redevelopment of land?	How would you describe Cramahe in 2046?
1	Rural aspects, natural heritage, protecting the water	Colborne Creek	Growth at a pace we can adapt to	Townhouses;Apartments;	Vibrant trade happening	Ensure adequate employment lands connected to infrastructure	Industrial expansion	No	Yes	OK as is	Infrastructure	Vibrant rural farming community
2	Location to major cities	Again, physical location	Bring in commercial industrial business to create Jobs and lower taxes	Single-detached dwellings	The downtown is dead. Maintain but don't invest in it	Make it attractive for commercial industrial businesses to come into the area	Cant think of any	Don't know	Don't know	Not enough	Entice commercial industrial businesses to move here through tax incentives	Poor if things don't change fast
3	Rural living close to town	Proximity to 401 and fairly close to communities with services such Belleville and cobourg	Attracting a younger demographic with affordable housing and employment opportunities	Townhouses;Semi-detached dwellings	Thriving business core	Planning for flexibility (if possible), and clarity in classification of lands for use	Abundant land for potential development	Don't know	Don't know	Not enough	Support landowners when they inquire about land classification, uses and jurisdiction (lower Trent conservation authority)	Rural living with an exciting potential
4	I like that it's a small town. People are friendly, kind, helpful, personable. People say hello and wave, even with strangers. I like that it's community minded. In my experience, people are invested in the betterment of the community as a whole.	It's people- community members, council members and staff. Knowledge, diverse ideas, experience and education and invaluable.	Managing growth- people, resources, buildings, services, equipment. Does the township have enough to service the potential population growth?	Apartments;Townhouses; Single-detached dwellings;Semi-detached dwellings;Tiny homes	In addition to building residential homes, we need to build businesses- retail, commercial, industrial.	Development of the lands near the 401 for retail, commercial and residential housing.	Proximity to both the 401 corridor, as well as potential shipping on Lake Ontario.	Don't know	Don't know	Don't know	Receive more funding from the provincial government.	It's a small community full of friendly, personable, happy and helpful, engaged individuals.
5	I value the people who live in our community.	Our most important asset is our people and our future.	Realizing the growth that is inevitable and creating a balance in accommodating all aspects of a new Official Plan.	Townhouses;Apartments;Affordable housing	A bit of restoration, some improvements to the walkways, sitting areas, etc. more flowers and plants!	By creating plans that nurture all areas.	Close access to the 401	Don't know	Don't know	Don't know	Not sure yet. I will think about this	I envision a town where it is settled in its vision, and where the majority of the people living in Cramahe are actively participating in its current growth, new traditions, carrying of old traditions and many other positive attributes.
6	family oriented low crime safe feeling	small town feeling 401 access	providing shopping , healthcare etc to keep growth	Apartments	Grocery stores upgraded school seniors centre	Modify the agricultural policies in the rural areas. Each property should be evaluated separately. There is a blanket map that restricts growth opportunities. These locations would not affect agricultural production as they can not be farmed anyway.	Commercial growth near the 401	Don't know	Don't know	Not enough	Modify the 1985 rule and look at each application separately to determine if it is actually agricultural prime land!	A town with opportunities for our youth to be able to stay and raise families
7	Having a balance of rural and urban living	Location between large urban cities	Balancing growth and keeping ag land in production	Semi-detached dwellings;Single-detached dwellings	Unfortunately with the recent loss of grocery and convenience stores, it's harder to attract new growth. Figuring out how to do this or does a new downtown need to be created closer to the 401	Having a clear plan that follows the county official plan	Room for growth but designated areas need to be drawn out	Yes	Needs to allow zoned prime ag land that is not true of this definition to be considered for other uses. Also not allowing a 3 acre.lot in the middle of a 20 acre active farmland field	Needs to keep agricultural land as ag land. Not a house/lot in the middle of a 20 acres field		
8	Small town culture	Land	Development and controlling taxes, to effectively maintain a balance of service of affordable services and maintaining the municipal infrastructure.	Townhouses;Semi-detached dwellings	A destination that attracts tourism and local businesses	The Official Plan needs needs to be a framework that establishes the necessary controls for responsible development, with flexibly for Council to address specific opportunities in the best interest of the community that don't fit exactly in the framework.	Attracting commercial, industrial, and manufacturing business development along the 401 corridor and to the existing business park.	Yes	No	OK as is	Implement property tax incentives for new and start up businesses, that invest in infrastructure and provide employment opportunities for Cramahe.	My hope is that Cramahe can become a centre that benefits from tourism, development supports local businesses, and agriculture, while maintaining a small town culture.
9	The history of the town and the wonderful park	It's history	Growth without infrastructure and businesses	detached affordable houses	More selection of retail businesses for those who are unable to travel to neighbouring towns	Council should allocate funds to the committee of community volunteers who try to encourage growth	Downtown Colborne is not advertised enough, all Cramahe should have better and more welcoming signage	No	No	OK as is	Do not allow further rezoning of agricultural land	There is potential for a busy and thriving township in 2026 but more effort is required by staff and Council to achieve it

Visioning Session Comments

Id	What do you value most about your community?	What is the Township's most important asset?	What are the top challenges that the Township will face over the next 20 years?	What types of housing are missing or lacking in the Township to accommodate population growth?	What is your vision for downtown Colborne?	How can the Official Plan encourage economic growth and support?	What are some key economic attributes of Cramahe that are not being realized to their full potential?	Does the current Official Plan do enough to protect environmental features such as woodlands, watercourses, and wetlands?	Does the current Official Plan sufficiently protect agricultural lands?	Does the current Official Plan permit too much or not enough rural lot creation?	What can the Township do to support the development and redevelopment of land?	How would you describe Cramahe in 2046?
10	I live in Colborne, so this is the most important part of the community that I have interest in. I valued the small city charm we had when I first moved here 4 years ago. Since then we have lost a lot of its charm. The city removed all the trees and gardens from downtown which now makes that area look run down. The small grocery store was incredible but it burnt down and was not replaced. Now summer vacationers travel outside the city to get their cottage/camping food & supplies leaving the other stores in the area less profitable. Maybe a more formal farmers market located downtown could help. In short - Having that small town charm was what I valued most. Too bad that has quickly been removed like the trees downtown.	Colborne related – judging by the traffic... the most important asset is the location. Seems to be an alt corridor for commuters to use when the 401 gets backed up. Beyond that, I am unsure. I'd say the LCBO is the most popular place now that Foodland is gone. Keeler Centre is basically a ghost town for 90% of the community. Having 2 pharmacies is unnecessary. The two pot shops doesn't add any value. At least we have restaurants to feed the locals/seniors since the grocery store is gone. Home Hardware has been the staple of the community. I assume it will be next to have a fire.	In Colborne - I noticed a few neighbourhoods are being built up. The 3 biggest issues this town will have in the next 20 years are: - Colborne Public School is way too small for a growing community - No doctors or walk-in clinics - Traffic/Speeders We need to slow traffic into the downtown core via Percy street. I've seen multiple crashes, animals and people being hi/killed.	Single-detached dwellings;Semi-detached dwellings;Townhouses and Apartments encourage low income occupants. Which also means more health issues and potentially crime. This town does not have the resources to support a low income community.	I'd be onboard if downtown Colborne had updated the gardens and walkways like it proposed when we first moved here 4 years ago. The downtown needs traffic lights at the intersection of Percy and King street. More public crosswalks for accessibility to the stores on all sides. Our kids keep asking for a community pool and/or splash pad since Colborne doesn't have a waterfront. it would be great if one was created for the summer heat and converted to an outdoor ice rink for the winter.	Could we get 'The Big Apple' to charge a tourism tax (like Niagara Falls) to invest back into our community for improvements - Like water treatment, roads, hydro, etc.?. Doing so and lowering property taxes will encourage economic growth and support. Less restrictions on building bylaws. Encourage residents to build secondary housing or businesses on extended properties. Invest in infrastructures, like hydro. I've lived in many cities, towns, villages across Ontario (and the east coast) and I've never experienced the amount of power outages that Colborne has had.	Capital of Ontario's Apple farmland. Own this. We should be having carnivals, festivals, events to encourage people to visit this area. PEC has wineries ... why can't leverage that style of community promotion	Don't know	Don't know	Don't know	Take current community opinions/considerations seriously. The people here want this area to be as beautiful and fruitful as anywhere else. This town is a gem and could be a major tourist haven if developed as a community and not by a dictatorship.	I could see Colborne looking more like Picton, Port Hope or even Bowmanville. If changes haven't been made to improve relations between neighbours and city counsel... this small town will end up being an industrial wasteland. Major business and large scale factories will control the area and push residents out.
11	Its nothing like Toronto...its town AND country	Its inhabitants	An influx of people with values far different from ours	Anything affordable	As it is with A decent restaurant. Maybe a hotel , certainly grocery stores IN COLBORNE	It Needs GROCERY STORE.		Don't know	Don't know	Don't know		Prob a superb of cobourg, full of people from cities that do not share our small community values, and out number us
12	Neighbors who were willing to volunteer or step up when needed	The only thing we have right now is the park. There are no grocery stores, clothing stores and only 2 churches	Making it affordable and inviting for people to chose to live here.	Apartments;Single-detached dwellings	Stores filled with things that the population need to stay in town instead of going elsewhere	Look at what is needed and how to encourage that growth.	??	Don't know	No	Not if it takes away agricultural land.	Don't allow housing developments in that take away prime land. Use area that ae not suitable for housing.	Hopefully in a much better welcoming state.
13	Rural setting, urban availability close to 401 and major centres if needed	Agricultural farming	Financial responsibilities based on Provincial downloads staffing due to competition with wages from larger municipalities	Affordable	Friendly, accessible variety of stores	Infrastructure availability affordable homes sustainability	Industrial lands and moving foward	I believe so but with new bills passed by Province we are overuled	No	Too much	Slow down and make sure the future is still there for our families and our rural remains	Hopefully proud of what we have done to maintain Cramahe and our farming community survives and the City does not expand any further east that we are taken over
14	The beauty of what's left of the country.	None we have no grocery store. We gave no doctors. We have no real council. Our mayor is disgusting.	We will all become the city of Northumberland	Townhouses; Apartments; Places for homeless	It will not exist in 2046	Fire all employees and start fresh.	Nothing for young kids to do. No where to go to enjoy our summers. No good affordable places to eat. No grocery store.	Don't know	Don't know	Not enough	We have nothing to draw people in	Non existence.
15	Lakeside Community	Lake Ontario	Accessing Lake Ontario for it's residents	Low income	Growth	Lakeside Community should have lake access and growth would happen naturally	LAKE ACCESS	No	No	OK as is	The township would explode if we had a beach on lake Ontario look at Cobourg	A Beautiful Lakeside Community with a beautiful waterfront anyone can access Not just employees of the pit and their questionable permits!
16	Small town feeling, safety	It's people in the community and the Genral Store	Policing, homelessness, lack of mental health supports, housing, power outages, doctors,	Single-detached dwellings;Semi-detached dwellings;Townhouses;Apartments	Affordable local shopping, doctors, some where you can buy affordable groceries. Community based events. Quantity country town. More affordable kid and youth activities and clubs		Local businesses trying to provide for their families. It's great if ya need concrete, eggs, and sourdough products	Agriculture land owners are building without permits or anyone knowing. Sitting on a farm hands house for 5 years and then severing land as residential land. Wink wink	Only if bylaws are being enforced to prevent building in protected land and or water ways	Too much	Don't allow it	Downtown colborne will be like little Markham fancy and expensive shops and restaurants and still no grocery store. Encampments every where. No housing for low income families that cobourg insists on shipping out of their area as the community does not want to be bothered by them and there's no supports there or here for them. As it stand we have 1 variety store in colborne that can't even keep bread in stock. There's 0 in colborne for jobs, doctors, or supports for these people
17	Quiet small neighbourhood	Small town feeling	Proper emergence response times	Single-detached dwellings	More locally owned business			No	No	Not enough		
18	Small town feel		Over population	Single-detached dwellings	Better laundromat & grocery store			Don't know	Don't know	Don't know		
19	Small town shops and community	Rutherfords	Expanding population but lack of amenities (food delivery, grocery store,)	Single-detached dwellings	More modern stores, more restaurants,	Encourage people to open up stores and cafes	Downtown looks run down	Yes	Yes	OK as is		More shopping, updated old looking storefronts

Visioning Session Comments

Id	What do you value most about your community?	What is the Township's most important asset?	What are the top challenges that the Township will face over the next 20 years?	What types of housing are missing or lacking in the Township to accommodate population growth?	What is your vision for downtown Colborne?	How can the Official Plan encourage economic growth and support?	What are some key economic attributes of Cramahe that are not being realized to their full potential?	Does the current Official Plan do enough to protect environmental features such as woodlands, watercourses, and wetlands?	Does the current Official Plan sufficiently protect agricultural lands?	Does the current Official Plan permit too much or not enough rural lot creation?	What can the Township do to support the development and redevelopment of land?	How would you describe Cramahe in 2046?
20	For the most part this community is welcoming	Greenspaces and nature	trying to balance progress and development with maintaining the rural feel and opinions of vocal residents (who may be loud but do not necessarily represent the entire community).	Single-detached dwellings;Townhouses;Semi-detached dwellings;we do need more subdivisions to increase our tax base and attract businesses	My vision of downtown colborne is one with improved traffic flow and parking. One with several high quality restaurants, where people feel safe walking down the street after a good meal.	We can find areas/land for much needed development. A grocery store should be highest on the list of priorities, and our community should be reaching out to companies who do not have stores close by (I.e. metro/food basics).	I think there's a missed opportunity along the 401 corridor. currently the big apple see a lot of traffic as a pit stop. Expanding commercial spaces along the 401 would likely see similar popularity.	Don't know	Don't know	Don't know	partner with local developers to bring needed services to the area. Focusing on the 401 corridor, which i think is the only viable place to promote development. i think Grocery store, doctor/dental offices, other commercial spaces would be well utilized in lands that are not suitable for residential or farming.	I hope Cramahe is still viable on 2046
21	Nature, clean air, quiet, sense of belonging, safety.	Nature	The asphalt plant polluting our air and water. Not having a proper grocery store to support the community. Access to healthcare Climate change Lack of cell phone towers and high speed internet.	Townhouses;Apartments;Single-detached dwellings;Semi-detached dwellings	An inviting place where the community can hold events and bringing members of the community together. A safe place for kids to play. Shops to support the community where we don't need to travel for basic necessities.	The official plan needs to have the community members wants in mind. The members I talk to want to keep our beautiful community safe and preserved in its natural beauty. We need to attract environmentally conscious businesses.	Tourism	No	No	Too much	Be environmentally conscious	A quiet, picturesque, naturally beautiful community that is known for its environmentally conscious businesses.
22	The small town feeling and friendly people.	It's history, character and charm	Pleasing everyone.	Apartments;Townhouses	Grocery store and other important amenities for all ages	Rebuild a grocery store	Vacate land should be developed to provide amenities for locals and not big companies	No	No	Don't know	Stop turning it into something that is going to hurt the farmer's, cause inexperienced truck drivers coming into the proposed asphalt plant. Re address the mess at little lake that has been created by those stop signs	Disaster if things drastically change. It will become an over populated with no anmentities for locals in the community
23	Small town values, no big city drama		Migration	Single-detached dwellings	Cleaned up, more diverse shopping options	More money put back into the appearance of the town		Don't know	Don't know	Too much	Don't build townhouses or condos	Over populated
24	A community that lives in harmony with one another	Freedom to speak up when a problem arises	Trying our best not to become part of Toronto	Low cost housing for working families;Semi-detached dwellings;Townhouses;Apartments	Businesses full and working	Support good solid manufacturing . Welcome a grocery store that supplies everything we need	Grocery store	Yes	No	Too much	Promote our rural farmers and protect their lands	Through weak eyes. I will be 96
25	Quiet lifestyle	Location	Population growth and building a town to support the growth	Apartments;Townhouses;Semi-detached dwellings	Build a fully functional downtown with shopping, restaurants and grocery stores	Be more open to outside businesses not just Fidelity. Remove the red tape/constraints to entice business to come to the town. Town should also look at other towns to see what they have done to gro/redevelop. Good examples Bloomfield, wellington and picton	This is a town along the 401 corridor but not enticing the traffic off the 401 nothing to entice except the big apple	Don't know	Don't know	Don't know	Look at other townships to see what they have done. When approving development projects make sure the developer is slido giving something to the town eg play grounds, swimming facilities shopping	Non existent
26	Larger lot size to live on.	The one dingy shop in Castleton! Its a shame but sure is "the most important asset"	No development in Castleton! No day care despite having a school, no businesses, no opportunity, no modernisation, broken roads! Do I need to say more?	Single-detached dwellings	There is a world beyond Colborne in Cramahe. Despite pumping so much money and attention into one area, it's in a sorry state! Can we develop the area around the 401 exit and have somewhat balanced growth in Castleton and Colborne!!! I am a Castleton resident, and I'd like my tax dollars used where I live.	Allow more businesses and facilities to come into Castleton! Its a ghost town where people have more money than Colborne for sure! Please use insights to see where businesses and facilities can truly flourish.	There is a dire need for a daycare! This will allow more families to move here - more kids in the school, growth! Allow more businesses to come into Castleton! Develop the 401 exit!!!!	Don't know	Don't know	Don't know		Hopefully, we've given equal attention to all areas and not just Colborne, and there's holistic development. Castleton residents are richer on average and can help businesses flourish!
27	Nature	Nature	TOO MANY PEOPLE MOVING IN TOWN NOOOO MORRRRRE	Apartments;Townhouses	More holiday events/decorations and support for the Indigenous n LGBTQ communities.	Stop people from moving here. This is a small town so let's keep it that way. Or we will turn into Scarborough.	Nature	No	No	Not enough	Keep our green lands green. More trees, plants, etc. No more people!!	Hopefully w a grocery store, circle k, giant tiger, skate park, splash pads, arcades, and most importantly NO MORE PEOPLE/HOUSES!

Visioning Session Comments

Id	What do you value most about your community?	What is the Township's most important asset?	What are the top challenges that the Township will face over the next 20 years?	What types of housing are missing or lacking in the Township to accommodate population growth?	What is your vision for downtown Colborne?	How can the Official Plan encourage economic growth and support?	What are some key economic attributes of Cramahe that are not being realized to their full potential?	Does the current Official Plan do enough to protect environmental features such as woodlands, watercourses, and wetlands?	Does the current Official Plan sufficiently protect agricultural lands?	Does the current Official Plan permit too much or not enough rural lot creation?	What can the Township do to support the development and redevelopment of land?	How would you describe Cramahe in 2046?
28	Community and inclusion	We could gain funds during tourist season.....trailer season.....but it seems like nothing is really happening here lately....	It's citizens....directing funds appropriately and getting funding from big business who want to buy and do business here....I am all about growth...most of the town is not....this is one reason we are slowly dying....	I am not sure-affordable housing would be great..... I own and am secure but so many people are not and it is not okay.....	Welcoming, community, events that draw tourists in spring/summer/fall months, advertising locally and campgrounds and neighbouring towns to keep cost free and or low. Sell simple items like drinks that can turn a profit, food items, barbecues..... have somebody who is great at event planning help manage, and create excitement and enthusiasm....ask for help from neighbour towns and big businesses in and around to promote, promote, promote! Make it fun and exciting... Have a contest for citizens that whoever can sign up five people or 10 people to attend will win a \$10 gift card... Anything like that....anything to create a buzz	I do not know. All I know is I have never seen so much disconnect in a community. If I would have known this before, I purchased a home in this area, I probably would never have purchased. The lack of connection, inclusiveness, transparency.... It all feels very disappointing. I was on the Jackie bandwagon regarding this pit and Fidelity... I no longer am because I see how exclusive and one-sided these people are. I just do not know where to go from here in such a close minded, lacking Town. I know people on the council can only do so much, but perhaps we need better direction.		No	Don't know	Don't know	We can just continue building without a plan in place to sustain the people moving to this area. I know it is not the Town's responsibility to make a grocery store here, but maybe the next big company that wants to do business here... That needs to be a priority somehow. That needs to be worked into the contract somehow... Put it on somebody else's shoulders and agree on a minimum term. None of the summer tourist even come here anymore because I don't think we have anything to offer. The restaurant on the corner is absolutely horrible.... I had my first experience after being here two years. Is there not any byelaws regarding the laundromat in town? How people need to keep their spaces and or businesses? How about some flowers? Grocery store is a key hub to promote traffic coming into Colborne. I never knew this town existed until I purchased a trailer off Wicklow Beach Road. Myself and a lot of campers would always travel to Colborne to purchase overpriced groceries at the Foodland and also to check out what was happening in front of town hall in the little park. This made us want to travel in this direction. Once the grocery store was gone, everything just dwindled away. I purchased a property here and I absolutely love that. I have the space.... But there is so much lacking. I have all the water from the road that washes away my driveway.... There's no drainage... But at the moment, I guess it is my problem..... we can not just keep building or allowing areas to be built or continue to exist. If we do not have proper roadways, drainage, lighting, access, grocery, etc.. This town will die if something does not change	Cramahe will be a dried up, drug filled, dusty old town that people will start to avoid UNLESS change happens. I really do think it is beautiful here and it has absolutely so much potential..... but nobody is moving on that potential and attracting money to flow its way into our arteries.
29	Small town	Community support and resources	Child care, resources ie grochery, affordable housing, jobs, small business	Apartments;Single-detached dwellings	Better childcare options for the ever expanding community	You have a bunch of new housing and people moving here, we need resources to reflect that	Grochery, transportation, child care	No	Don't know	Too much	Not 800k homes	More younger community than what its used to.
30	Safe place to raise kids	The community	Lack of infrastructure to support the population and lack of shopping to keep business in town	Single-detached dwellings	Cobourg downtown.	Cut taxes on land for new businesses or businesses that donate over a preset threshold to charity/local sports	Could have more retail and utilize the teen population as workers	Don't know	Don't know	Don't know	Cut property taxes	No clue
31	Beauty of the area.	Agricultural land	Job creation and infrastructure	Apartments	More business	Property tax incentives	Arena	No	No	Too much	Consistent treatment for land development ie homes built in environmental control areas	A beautiful place to live with recreational activities and infrastructure to support the population.
32	Agricultural nature of activities.	Historical roots and way of life.	Maintaining it's peaceful and quiet way of life.	Building codes that encourage historical housing development.	Keeping it simple.	Encourage more farms (for animals and crops).	Traditional commercialization like sub divisions, fast food franchises are making Cramahe like any other suburban sprawl (e.g. Brampton, or Milton).	No	No	Too much	Invest in developing eco tourism to Cramahe; orient towards attracting higher income migrants from other parts of Ontario.	Become the 'Caledon' of the East; invest in more farming and compliment with more retirement community features such as parks; beaches; golf courses; hiking trails; etc. Also, develop a plan to attract and accommodate military personnel.
33	Safety and a sense of belonging.	The fire department :)	Water/sewer infrastructure Grocery store Secure local business/jobs Colborne has the growth potential, plan carefully not to become a sleeper community	Apartments;Townhouses;Se mi-detached dwellings;Single- detached dwellings	A community full of art,music,food year round. A small outdoor market. Colborne will excel with local, small to mid size businesses.	Promoting a mix of housing and employment options, and supporting infrastructure that facilitates business activity.	Infrastructure limitations and access to Capitol and Financial resources	Don't know	Don't know	Don't know	Utilize CIPs	A vibrant, sustainable community with a welcoming and inclusive population that live there.
34	The rural character	Community	Lack of services and housing to meet the needs of the growing population.	Apartments;Townhouses;Se mi-detached dwellings;Single- detached dwellings	Growth			Yes	Yes	OK as is		
35	A grocery store	Castleton	Grocery store. Rebuild downtown.	Apartments	Total rebuild	Bulldoze the crappie old buildings downtown. Make it appealing.	No grocery shopping	Don't know	Don't know	OK as is	Support redevelopment of downtown	Hopefully a lot better economically.
36	Safety and Security	Retro Handmade's Baking (Krista)	Drug abuse, unemployment, crime	Rental stock for families from Durham Region, etc	Improved Laundromat, quality of patio seating at restuarants	ensuring that buildings are well maintained and not falling apart or slum development	small-thinking, access to lake -and related activities. Cottage traffic pass through, nothing to stop for on HWY 2	Don't know	Don't know	Don't know		Cute, sophisticated arts and recreation tourist hub
37	Rural life, slower pace, less traffic and pollution	Natural, unspoiled fields, streams and forests	Slowing and restricting development, stop suburban sprawl (i.e. rural estate lot subdivisions with no sewer or water that will be demanding services in 5 years)	Apartments;Townhouses	Encouraging more housing, more parking that is safe, secure and well maintained (lighting, paving etc.)	Make tax breaks available for the restoration, repurposing of existing downtown buildings, expansion of the industrial park area around Hwy 401, providing sewer and water to the area and more efficient use of land.	Hwy 401 industrial park, Victoria Square, Keeler Centre lands that should be in use year round, Castleton Town Hall, Elgin Street recreation area (former lawn bowling, basketball court, tennis)	No	No	Too much	Support development and redevelopment of land in and around the villages of Colborne and Castleton to eliminate the suburban sprawl and development of land that is not and is not able to be serviced.	An idyllic oasis of calm with an insane highway cutting us in half.
38	People work together to make it a safe, healthy, and happy place to live. I like the small-town feelings lets try to keep that vibe.	It's people. We have lovely natural geography that makes it beautiful with the lake and hills. Agriculture is an economic driver.	More people are straining our local infrastructure, especially around the 401.	Townhouses	To have businesses fill the commercial spaces.	Keep the growth in urban boundaries. Build up, not out, and increase the density in that area where the services already exist.	Taxes for farms are too high. They cannot sustain the increases that have been imposed on them over the last 10 years. Support for the OAFVC as it drives the local economy. Sports facilities are not being utilized to their fullest potential.	Yes	It does but our taxes are too high to support the township expenses.	OK as is	Increase the density in the urban areas. Build up, not out.	I hope that it keeps its small community feel with active citizens enjoying the outdoors and activities to stay healthy.
39	The quiet, the friendly people, minimal traffic	Lake Ontario	Growing population	Apartments;Townhouses;Sin gle-detached dwellings	To keep it almost the same. No big box stores!	By-passes to keep our streets safe	The water front and beaches	Don't know	Don't know	OK as is	Affordable Housing	Still have the small town feel

Visioning Session Comments

Id	What do you value most about your community?	What is the Township's most important asset?	What are the top challenges that the Township will face over the next 20 years?	What types of housing are missing or lacking in the Township to accommodate population growth?	What is your vision for downtown Colborne?	How can the Official Plan encourage economic growth and support?	What are some key economic attributes of Cramahe that are not being realized to their full potential?	Does the current Official Plan do enough to protect environmental features such as woodlands, watercourses, and wetlands?	Does the current Official Plan sufficiently protect agricultural lands?	Does the current Official Plan permit too much or not enough rural lot creation?	What can the Township do to support the development and redevelopment of land?	How would you describe Cramahe in 2046?
40	That it is small	Agriculture, rural lots, small population			Making parking easier, be easier on the tenants, attract boutique style retail			No	No	Too much	Don't develop it. Keep Cramahe small	Small, rural
41	Community events	Keeler centre, libraries, downtown core	Community engagement, ongoing infrastructure within the downtown core	Townhouses;Apartments;Semi-detached dwellings	A place where the community can come together and support local shop owners. Community led events to bring more engagement within the core and to keep the spirit alive	Have festivals to promote engagement within downtown. Show off our town and what it has to offer	Keeler centre could be promoted and used for many different functions	Yes	Yes	OK as is		
42			Getting a new Grocery store , probably increasing sewage disposal plant.	Seniors affordable housing	More things for young people.How about adding more things	How about adding more things for seniors to do.	The Keeler center.	Yes	Don't know	Not enough	Lower the cost of building.	Not sure.
43	The Town Square, small town feel	The people of this community	Keeping up with infrastructure, roads, growing community	Single-detached dwellings;Townhouses;Apartments	To keep the town square and main street clean and tidy, change the parking in front of stores.	Find businesses that can contribute to the community	Keeler center, sits empty and unused most of the time, start renting out the space.	Don't know	Don't know	Don't know	Make all information public	No idea under current leadership
44	Kindness of neighbours	Charm and connection to our surroundings	Growth, updates	Apartments	More shops to encourage visits: ice cream shop, bakery, grocery store, flower shop	Connecting the great farms, specialities that live in the community	More programs for kids - the future, updating schools	No	Don't know	Don't know	Better roads that lead to the new subdivisions	Lovely!
45	Connecting with nature never far away, no elbow-to-elbow crowds when out shopping or playing!	Farms: guarantee of fresh local foods always.	1. Meeting criteria to qualify for funding support from province (& feds) for infrastructure development or future upgrades (sewer, water, hydro, roads). 2. Attracting entrepreneurs willing to invest in PEOPLE servicing instead of using our community to exploit their lucrative but largely self serving business aims. 3. Electing a balanced portfolio of Councillors willing to put each development project up to the current residents (electors) before dreaming of riches and personal gain based on future population.	Agricultural co-ops (multi-family preferred)	A walkable pleasant village street - filled with cottage industry specialty shops interspersed with genuine stores providing enough essentials to see families through the week without having to DRIVE for groceries / basics til the weekend.	Attract a flagship business that gives Ontarians a reason to move to Cramahe. Since the loss of the jail project decades ago, there has not been a keystone company willing to locate to the area. Business drives relocation drives new services (stores, medical) drives enhanced amenities (pool, restaurants) for all to enjoy. Build it and they will come.	1. Proximity to hwy 401. 2. Lake access for build of recreational use, eg. Wander the Resort, Bloomfield. 3. Encourage growth of Farming/agriculture; it's been suffering of late. Elevate the farms and their produce, eg. Alliston Potato Festival. Encourage farm visits, farm stays, mega farmer's market days + 1 big harvest day. 4. Find historical roots of the area and develop a key cultural contribution to extol that: summer fiddling camp, Irish dancing feis, Highland log throwing competition - any event to go in travel guides that puts Colborne on the map.	Yes	No	Too much	1. Carefully control the permits for subdivision building. It cannot come with the destruction of the enjoyment of life that is the right of current residents. They face decades of construction upheaval, influx of newcomers that make for busy roads, crowded stores and services, and the death of their dreams to live in a peaceful happy rural community of like-minded souls. Their voices have to be heard before decisions are green-lit and expedited. 2. Ensure any new builds are legally bound to provide community infrastructure: especially schools within the community, parks and recreational facilities, libraries, seniors homes, and medical services. 3. Celebrate the rural riches of the area instead of trying to kill it all and become a bedroom community for the well-off. There is not a heck of a lot here to draw on - Colborne has actually declined in the time I am acquainted with it (70s) - so run with what you've got; don't try to be what you're not!!	A well-run community with a solid flagstone business in the region that supports infrastructure for the use and enjoyment of its employees. Everything the residents need for daily living is at arms-length, and the residents love the friendship and support of the community so much they choose to spend their entire lives here. They happily leave endowments to the area's Social and Cultural Foundation to ensure the lifestyle that enriched their lives continues for generations.