

**AMENDMENT NO. 10
TO THE
OFFICIAL PLAN OF THE
TOWNSHIP OF
CRAMAHE**

DRAFT

Prepared For:

The Corporation of the Township of
Cramahe

Prepared By:

EcoVue Consulting Services Inc.
25 Reid Street
Lakefield, Ontario
K0L 2H0

Drafted: August 12, 2011

**THE CORPORATION OF THE
TOWNSHIP OF CRAMAHE**

BY-LAW NO. 2011-___

Being a By-law passed pursuant to the provisions of Sections 17, 21 and 22 of the *Planning Act*, R.S.O. 1990, as amended.

The Council of the Corporation of the Township of Cramahe, in accordance with the provisions of Sections 17, 21 and 22 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 10 to the Official Plan of the Township of Cramahe, consisting of the attached explanatory text and Schedule "A", is hereby adopted.
2. That the Clerk/Administrator is hereby authorized and directed to make application to the Northumberland County for approval of Amendment No. 10 to the Official Plan of the Township of Cramahe.
3. That the Clerk/Administrator is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the *Planning Act*.
4. This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed this ___ day of _____, 2011.

Signed: _____
Mayor

CORPORATE SEAL OF
MUNICIPALITY

Signed: _____
Clerk

Certified that the above is a true copy of By-law No. 2011-___, as enacted and passed by the Council of the Township of Cramahe on the ___ day of _____, 2011.

Signed: _____
Clerk

CERTIFICATE
AMENDMENT NO. 10
OFFICIAL PLAN OF THE TOWNSHIP OF
CRAMAHE

The attached explanatory text and Schedule "A", constituting Amendment No. 10 to the Official Plan of the Township of Cramahe, was prepared for the Council of the Township of Cramahe and was adopted by the Council of the Township of Cramahe by By-law No. 2011-__ in accordance with the provisions of Sections 17, 21 and 22 of the *Planning Act*, R.S.O. 1990, on the __ day of _____, 2011.

Signed: _____
Mayor

CORPORATE SEAL OF
MUNICIPALITY

Signed: _____
Clerk

This amendment to the Official Plan of the Township of Cramahe, which has been adopted by the Council of the Township of Cramahe, is hereby approved in accordance with the provisions of Sections 17, 21 and 22 of the *Planning Act*, R.S.O. 1990 as Amendment No. 10 to the Official Plan of the Township of Cramahe.

Date

Approval Authority

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AMENDMENT NO. 10 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF CRAMAHE

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AMENDMENT NO. 10 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF CRAMAHE

INTRODUCTION

STATEMENT OF COMPONENTS

- PART "A" THE PREAMBLE does not constitute part of this Amendment.
- PART "B" THE AMENDMENT, consisting of the following text and Schedule "A", constitutes Amendment No. 10 to the Official Plan of the Township of Cramahe.
- PART "C" THE APPENDICES do not constitute part of Amendment No. 10 to the Official Plan of the Township of Cramahe, and contain planning reports, background information and public and agency comments pertaining to the Amendment.

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PART “A” -- THE PREAMBLE

1. PURPOSE OF THE AMENDMENT

In June of 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, prepared under the *Places to Grow Act*, 2006. The Growth Plan sets out a framework for implementing the Government of Ontario’s vision for building stronger, more prosperous communities within the Greater Golden Horseshoe.

As part of the Greater Golden Horseshoe, the Township of Cramahe is subject to the policy outlined in the Growth Plan document. The *Places to Grow Act* requires upper and lower-tier municipalities to bring their Official Plans into conformity with the policies of the Growth Plan by June 16, 2010.

The effect of the proposed amendment is to bring into conformity the Township of Cramahe Official Plan with the Growth Plan for the Greater Golden Horseshoe.

2. LOCATION AND USE OF THE SUBJECT LANDS

This Official Plan Amendment applies to all lands within the Township of Cramahe.

3. BASIS OF THE AMENDMENT

Official Plan Amendment No. 10 includes policy changes that bring the Township of Cramahe Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe. A complete list of these changes is included as the “Details of the Amendment” and is reflected on Schedule “A-1 and A-2” to the Official Plan. No.10.

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PART “B” -- THE AMENDMENT

1. INTRODUCTORY STATEMENT

All of this part of the document entitled “Part “B” -- THE AMENDMENT consisting of the following text and the attached map designated as Schedule “A” constitutes Amendment No. 10 to the Official Plan of the Township of Cramahe.

2. DETAILS OF THE AMENDMENT

The Official Plan of the Township of Cramahe is amended as follows:

PROPOSED CHANGES TO TOWNSHIP OF CRAMAHE O.P. GROWTH PLAN OPA

1	Section 3.0(11)		Delete Section 3.0.(11)	Replace with: "3.0 (11) Future growth and trends within the Colborne Urban Area will be in conformity with the Growth Plan for the Greater Golden Horseshoe. Based on a population of 5950 in 2006, a population increase of 795 and an increase in jobs of 202, the total population/jobs attributed to the Township of Cramahe is forecast to reach 6,950 by 2031; an increase of approximately 1000 residents. Furthermore, eighty percent (80%) of growth will be directed to the Colborne Urban Area with the remaining twenty percent (20%) to be accommodated in the rural areas of the Township."
2	Section (12)	3.0	Delete Section 3.0 (12)	Delete last two sentences of Section 3.0 and replace with: "In accordance with the NGMS, forty two percent (42%) of residential growth within the Colborne Urban Area will be through intensification within the built boundary. The remaining growth in Colborne will occur in greenfields within the settlement area boundary."
3	Section (13)	3.0	Delete Section 3.0 (13)	Replace with: "3.0 (13) Residential development in rural parts of the Township will be directed to the hamlet areas of Castleton, Salem Corners and Dundonald. Any residential development outside of the hamlet areas will be primarily directed to existing lots of record. Fragmentation of land in the rural area will be discouraged."

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4	Section 3.0 (19)	Add a new Subsection 3.0 (19)	Add new subsection to the end as follows: " 3.0 (19)The Township is located within the Outer Ring of the Greater Golden Horseshoe and as such decision-making regarding growth management within the Township of Cramahe is must be in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe, prepared under the Places to Grow Act. Decisions affecting planning matters shall have regard to the OP and the corresponding policies of this Plan."
5	Section 4.1.1	Delete: "existing rural settlement areas and built-up areas, and lands of marginal agricultural or limited resource value"	Replace with: "and existing hamlet areas of Castleton, Salem Corners and Dundonald."
6	Section 4.1.2(b)	Delete subsection (b)	Replace with: "(b) To discourage residential development in rural areas other than existing hamlet areas."
7	Section 4.2.2	Delete Subsection (a) and (b)	Replace with: "(a) Eighty percent (80%) of new residential growth will be directed to the Colborne Urban Area." and "(b) Forty-two percent (42%) of residential growth annually within the built boundary of the Colborne Urban Area by 2015 and for each year thereafter."
8	Section 4.2.2	Delete Subsection (c) and (e) and renumber other sections accordingly.	
9	Section 4.3.2		Add subsection (i) as follows: "(i) To achieve designated greenfield area density target of at least 25 residents and jobs combined per hectare."
10	Section 4.4.1	Delete: "while also recognizing areas within the Township which may otherwise be considered for the accommodation of future growth" from the first sentence.	

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11	Section 4.4.2	Delete subsections (c) and (d)	Replace subsection (c) with: "Severances in the Agricultural designation will be prohibited unless consistent with the policies of Section 6.2.2."
12	Section 4.5	Delete all of Section 4.5 and replace with a new Section 4.5	Replace with "4.5 "Reserved" "
13	Section 4.9.2	Delete subsection (a) and replace	Replace with "4.9.2 To recognise the importance of Provincial Highway 401 as a regional access route and to encourage commercial and industrial development in the vicinity of this highway in accordance with the applicable policies of this Plan."
14	Section 4.10.2		Add subsection (d) as follows: "(d) To establish targets for affordable housing units."
15	Section 5.1.2	Delete Section 5.1.2	<p>Replace with</p> <p>"5.1.2 Township of Cramahe Growth Management</p> <p>In June of 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, prepared under the Places to Grow Act, 2005. The Growth Plan sets out a framework for implementing the Government of Ontario's vision for building stronger, more prosperous communities within the Greater Golden Horseshoe. As part of the Greater Golden Horseshoe, the Township of Cramahe is subject to the policy outlined in the Growth Plan document. The Places to Grow Act requires upper and lower-tier municipalities to bring their Official Plans into conformity with the policies of the Growth Plan. The following section outlines policy for the rate and direction of growth within the Municipality while also maintaining consistency with the Growth Plan.</p> <p>5.1.2.1 GOALS and OBJECTIVES</p> <p>5.1.2.1.1 Population and Employment Forecasts</p> <p>The Township shall anticipate a population target of 6,950 residents by 2031, or an increase of 795 persons and 202 jobs. Upon updating this Plan,</p>

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the Township shall reassess population projections and adjust the above number accordingly.

5.1.2.1.2 Residential Intensification

Forty-two percent (42%) of residential growth within the Colborne Urban Area shall occur through intensification. The Township shall encourage the restoration of brownfields and the utilization of Community Improvement Plan (CIP) policies, existing in Section 5.1.22 of this Plan in order to promote intensification. Consideration for neighbourhood character and heritage must be taken when contemplating residential intensification.

5.1.2.1.3 Urban and Rural Settlement Areas

The Colborne Urban Area will absorb much of the projected population increase for the Township. The Township shall direct eighty percent (80%) of the total allocated 795 or 636 residents to the Colborne Urban Area and the remaining twenty percent (20%) or 159 to all rural areas of the Township. Growth in the rural areas shall be directed to all rural areas of the Township including the hamlet areas of Castleton, Salem Corners and Dundonald. These hamlet areas do not possess communal sewage and water. This Plan does not encourage expansion of communal sewage and water servicing within the hamlet settlement areas. The range of uses within these areas shall be limited to those which can be supported by private services. The establishment of new settlement areas or the expansion of existing settlement area boundaries shall be prohibited. The expansion of existing settlement areas may be permitted at the time of a municipal comprehensive review of the Official Plan, in accordance with Section 1.1.3.9 of the Provincial Policy Statement.

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5.1.2.1.4 Employment Lands

Employment areas are designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities. Employment lands include areas designated as "Employment Areas" and "Commercial" on Schedule A and C. Remove Section (i) and renumber. Also change last word from designation to uses. Within all employment areas the Township will:

i) encourage the conversion of residential lands to commercial lands in locations within traditional or emerging commercial or mixed use areas. This includes the Core Area designation and commercial nodes. However, conversion of residential areas must consider neighbourhood character and heritage;

ii) provide an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;

iii) provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future business; and The Township at this time possesses adequate employment lands within the Colborne Urban Area and its Industrial Park for future growth.

If, at the time of review of this Plan, the demand for employment land is not met, the Township may consider a boundary expansion to include lands on the fringe of the urban boundary that are best suited for employment designation.

5.1.2.1.6 Designated Greenfield Areas

Designated greenfield areas are areas within the Colborne Urban Area that are not part of the existing built-up area. Greenfield development areas are all those areas within the former Village of Colborne outside the Built Boundary and inside

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the Colborne Settlement Area Boundary shown on Schedule "C" to the Official Plan of the Township of Cramahe. Within greenfield areas, priority shall be given to those areas with the greatest short-term development potential and access to servicing. The Township shall establish a target of 25 residents and jobs combined per hectare within greenfields. Mixed use, live/work environments are encouraged within greenfield developments.

5.1.2.1.7 Growth in Agricultural and Rural Lands

Agricultural and Rural lands must be protected for the long term. Provisions within Sections 5.2 and 5.3 (Agricultural and Rural designations) speak to the uses permitted and restrict overdevelopment of Agricultural and Rural lands. In addition to Section 6 of this Plan (Land Division Policies), the following shall apply to the Agricultural and Rural designations:

- i) The creation of new lots in the Agricultural designated lands is prohibited with the exception of lots that are consistent with Section 6.2.2.
- ii) The creation of new lots in the Rural designation is generally discouraged, however, limited rural consents may occur under the policies outlined in Section 6.2.3.

5.1.2.1.8 Affordable Housing

In the case of ownership housing, affordable housing is defined as the least expensive of:

- i) housing for which the purchase price results in annual accommodation costs which do not exceed thirty percent (30%) of gross annual household income for low and moderate income households; or
- ii) housing which the purchase price is at least ten percent (10%) below the average purchase price of a resale unit in the Township.

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In the case of rental housing, affordable housing is defined as the least expensive of:

- i) a unit for which the rent does not exceed thirty percent (30%) of gross annual household income for low and moderate income households; or
- ii) a unit for which the rent is at or below the average market rent of a unit in the Township.

For the purposes of the above Section, ``low and moderate income household`` means, in the case of ownership housing, households with incomes in the lowest sixty percent (60%) of the income distribution for the Township. In the case of rental housing, households with incomes in the lowest sixty percent (60%) for income distribution for renter households for the Township are considered a ``low and moderate income household``.

The Township shall provide proper and readily available affordable housing units for current and potential residents. Policies for affordable housing are discussed in greater detail within Section 4.10.2.

5.1.2.1.9 Protection of Neighbourhood Character

While intensification, redevelopment and renewal are encouraged, all development within the Township should have regard for the character and quality of established neighbourhoods. Council may consider developing a wide-scale study identifying buildings within the Township that are of historical, cultural or social significance in order to direct development surrounding these buildings in an appropriate manner.

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			<p>5.1.2.1.10 Brownfield Development</p> <p>A brownfield site is an undeveloped or previously developed property that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. The Township shall encourage the restoration, reuse and resale of brownfield sites throughout the Township. This may be achieved with implementation tools found in Community Improvement Plan policies (Section 5.1.22).</p>
15	Section 5.1.12.2(c)		Add ", the Growth Plan for the Greater Golden Horseshoe and Section 5.1.2 (Growth Management)." to subsection (i)
16	Section 5.1.12.2(c)	Delete subsection (ii)	Replace with: "(ii) Helps achieve density and intensification targets."
17	Section 5.1.12.2(g)	Delete "of the existing built-up area"	Replace with "within the built boundary"
18	Section 5.1.12.2(h)	Delete subsection (h)	<p>Replace with: "(h) Provided that there is uncommitted reserve water and sewage capacity, the extension of municipal sanitary sewer services and/or municipal water services may be permitted beyond the boundaries of the Colborne Urban Area without an amendment to this Plan in the following circumstances:</p> <p>i) Where the extension of municipal services is justified as the preferred servicing option through an approved environmental assessment process to address failed private services or public health or safety concerns, or</p> <p>(ii) For new or existing dwellings that are outside of and adjacent to the Colborne Urban Area boundary, and may be serviced with municipal sanitary sewer and municipal water without requiring extensions of the service mains, i.e., that require only local lateral connections to existing services mains that abut the property.</p> <p>(iii) The policies of Section 8.12.3 (Amendments) of this Plan."</p>

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19	Section 5.1.12.2(i)	Delete: "Notwithstanding the provisions of paragraph (h) above, where such services currently extend beyond the boundaries of the former Village of Colborne,"	Replace with "where such services currently extend beyond the boundaries of the Colborne Urban Area,"
20	Section 5.1.12.2(i)(iv)	Delete: "former Village of Colborne"	Replace with: "Colborne Urban Area"
21	Section 5.1.15		Add the following paragraph: "The Township will endeavour to establish and implement minimum housing targets in accordance with Section 1.4.3 of the Provincial Policy Statement (2005)."
22	Section 5.2.1	Delete from third paragraph: "unit per lot created"	Replace with: "detached dwelling on a lot existing as of the date of approval of this Plan, shall be permitted in accordance with the implementing zoning by-law. Lot creation shall be in accordance with Section 6.2.2 of this Plan."
23	Section 5.3.2	Delete Section 5.3.2	Replace with "5.3.2. Limited residential development in the Rural designation may take place by Consent, in accordance with the policies of Section 6.2.2 of this Plan. "
24	Section 5.4.2	Delete first paragraph, first and second sentence that reads: "The future development of hamlets..."	Replace with: "The future development of hamlets will take place through intensification and infilling within the hamlet settlement boundary. The division of land within hamlets is permitted in accordance with the policies of Section 6 of this Plan. "
25	Section 5.4.2	Delete the third paragraph that reads: "Minor extensions to existing hamlet areas..."	
26	Section 5.4.2	Delete the fourth paragraph that begins: "Future development should be established at appropriate densities..."	Replace with: "All future development in hamlet areas will occur in accordance with the servicing policies of Section 5.1.12 of this Plan."

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27	Section 5.5	Delete entire "Section 5.5 Colborne Periphery Area" and "Section 5.6 Estate Residential"	<p>Replace with "Section 5.5 Rural Residential</p> <p>The Rural Residential designation recognizes lands outside of the Colborne Urban Area and the Hamlet areas where there are large residential clusters. This includes lands that were designated Colborne Periphery Area and Estate Residential in the Township of Cramahe Official Plan as originally approved by MMAH on May 26, 1998 and subsequently amended. The intention of the Rural Residential designation is to recognize existing residential uses or lands with existing residential development rights within the rural areas of the Township.</p> <p>5.5.1 Permitted Uses</p> <p>Uses permitted in the Rural Residential designation shall include single detached dwellings, home occupations and accessory uses.</p> <p>5.5.2 Residential Development in the Rural Residential Designation</p> <p>New residential development may take place in the Rural Residential designation on existing lots of record. Division of land in the Rural Residential designation is discouraged, however limited severances are permitted provided they are consistent with Sections 5.3.2 and 9.1.</p> <p>The Rural Residential designation will also recognize existing developed plans of subdivision, draft approved plans of subdivision and lands designated for such development in the Official Plan that occur outside of designated settlement areas.</p> <p>5.5.3 Official Plan Amendment</p> <p>No additional lands shall be re-designated Rural Residential by way of amendment to this Plan.</p> <p>5.5.4 Services</p> <p>Development shall take place on private individual sewage disposal and water supply facilities. However, consideration should also be given to servicing policies outlined in Section</p>
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			<p>5.1.12 of this Plan.</p> <p>5.5.5 Zoning</p> <p>Rural Residential uses may be zoned in a separate classification in the Township's Zoning Bylaw."</p>
28	Section 5.6		<p>Add sentence to first paragraph as follows: "This designation shall apply only to existing Estate Residential development. No lands shall be re-designated as Estate Residential."</p>
29	Section 5.8.2	Delete Section 5.8.2	<p>Replace with: "5.8.2 Commercial uses shall be encouraged to locate within:</p> <ol style="list-style-type: none"> 1. Areas designated on Schedule "A" to the Official Plan as Commercial; 2. Designated Hamlet Areas; 3. The Highway 401 interchange commercial node; and 4. The Colborne Urban Area, in accordance with the policies of Section 9.1.2 of this Plan.
30		Add a new subsection (j) to Section 5.8.6	<p>Add subsection to section 5.8.6, as follows: "(j) The compliance of the proposed development with Section 5.1.2 (Growth Accommodation) of this Plan, with specific consideration of Subsections 5.1.2.1.5 (Employment Lands), 5.1.2.1.7 (Growth in Agricultural and Rural Areas) and 5.1.2.1.10 (Brownfields Development)."</p>
31		Add a second paragraph to Section 5.8.7	<p>Add "The expansion of existing commercial designations may only occur in conformity with the policies of Section 5.1.2 (Growth Accommodation) of this Plan."</p>
323	Section 5.9.4	Add a new subsection to Section 5.9.4	<p>To subsection 5.9.4, add the following: "(f). Conformity with the policies of Section 5.1.2 (Growth Accommodation) of this Plan.</p>
33	Section 5.9.5	Delete subsection (b)	<p>Replace with: "(b) The provisions of Section 5.1.2 of this Plan (Growth Management)."</p>
34	Section 6.1		<p>Add subsection 6.1.4: "The Township shall require that approvals of draft plans of subdivisions include a lapsing date in accordance</p>

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			with Section 51(32) of the Planning Act. If approval of a draft plan of subdivision lapses, the growth management objectives of Section 5.1.2 of this Plan shall be considered as a key component of the development review process.”
35	Section 6.1		Add subsection 6.1.5: “If a plan of subdivision or part thereof has been registered for eight years or more, has not been developed, and does not meet the growth management objectives of Section 5.1.2 of this Plan, the Municipality may use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.”
36	Section 6.2.1	Add a new Subsection to 6.2.1	Add subsection to 6.2.1 as follows: “21 Agricultural Designation Consent applications for lands designated Agricultural on Schedule “A” to the Official Plan shall be subject to the applicable policies of Sections 6.2.1 and 6.2.2 of this Plan.”
37	Section 6.2.1.1	Delete the second sentence of the first paragraph: "An additional severance may be granted..."	
38	Section 6.2.2	Delete the word "generally" from the first sentence and delete Sections 6.2.2.1, 6.2.2.2, 6.2.2.3, 6.2.2.4 and 6.2.2.5	Replace with: "Notwithstanding any other provision of this Plan, lot creation and lot boundary adjustments in the Agricultural designation may only be permitted for the following purposes: (a) Agricultural uses, provided that both the severed and the retained parcels have a minimum lot area of 36 hectares. (b) For the purposes of this policy, 'agricultural uses' means the uses that are permitted in Section 5.2. (c) Agricultural-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. (d) For the purposes of this policy, 'agricultural-related uses' means the uses that area permitted

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			<p>by Section 5.2 of this Plan.</p> <p>(e) A residence surplus to a farming operation as a result of a farm consolidation provided that the Township ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. This may be achieved through a zoning by-law amendment for the remnant parcel or other means that maintain the intent and purpose of this policy.</p> <p>(f) For the purposes of this policy, a "residence surplus to a farming operation" means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).</p> <p>(g) Infrastructure uses, where the facility or corridor cannot be accommodated through use of easements or rights-of-way.</p> <p>(h) For the purposes of this policy, 'infrastructure means physical structures (facilities and corridors) that form the foundation for development, including sewage and water systems, sewage treatment systems, waste management systems, electric power generation and transmission, communication/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines, and associated facilities.</p> <p>(i) Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.</p> <p>(j) Legal or technical reasons means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments; which do not result in the creation of a new lot.</p> <p>(k) The creation of a new residential lot in the Agricultural designation shall not be permitted, except in accordance with Section 6.2.2(e) above."</p>
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39	Section 6.2.3	Delete subsections 6.2.3.1 and 6.2.3.2	
40	Section 6.2.3.3	Delete Section 6.2.3.3	<p>Replace with the following:</p> <p>“6.2.3.1 Residential Severances”</p> <p>Limited residential lot severances may be permitted in the Rural designation in accordance with the following:</p> <p>(a) The land holding has been in existence since January 1, 1985.”</p> <p>(b) The creation or extension of residential strip development shall be discouraged.</p> <p>(c) A residential lot severance in the Rural designation may be considered if the effect of such a severance is for residential infilling. For purposes of this section, “infilling” means the creation of a residential lot between two existing non-farm residences which are on separate lots which are situated on the same side of a public street and the non-farm residences are separated by no more than approximately 75 metres.</p>
41	Section 6.2.3.4	Delete Section 6.2.3.4	<p>Replace with the following:</p> <p>“6.2.3.4 Farm Severances</p> <p>Severances for agricultural purposes may be permitted if the consent is intended to consolidate or re-divide good agricultural lands and provided that the dimensions of all parcels created or remaining are appropriate for good agricultural practice in the long term.</p> <p>In this regard the following factors shall be considered with respect to applications for farm severance:</p> <p>(a) The maintenance of sufficiently large parcel sizes to ensure the continued economic usefulness of the holdings for agricultural purposes in the long run, permitted expansion,</p>

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			<p>diversification and/or intensification as required;</p> <p>(b) Lands most suitable for agricultural field crops should not be reduced in lot size;</p> <p>(d) The suitability of the intended severed property to the proposed agricultural use;</p> <p>(e) The continued agricultural viability of both the severed and the retained parcels.</p>
42	Section 6.2.3.5	Delete Section 6.2.3.5	<p>Replace with the following:</p> <p>“6.2.3.5 Farm Related Commercial and Industrial Severances</p> <p>Severances may be permitted in the Rural designation for commercial and industrial uses that are directly related to farm operations and which are required in close proximity to farm operations. Such uses may include farm implement dealerships, agricultural produce warehouses, feed mills, produce sales outlets, livestock sales barns, seed cleaning plants and fertilizer mixing plants.</p>
43	Section 9.1.1.3	Delete first sentence that reads: "Residential development as infilling..."	<p>Replace with: "Residential development as infilling between existing lots shall be encouraged in order to achieve density targets set out in Section 5.1.2 (Growth Management) of this Plan, provided such development maintains neighbourhood character and meets the requirements of the Zoning By-law or where such requirements are varied by the Committee of Adjustment."</p>
44	Sections 9.1.4.4, 9.1.6, and 9.1.6.2	Delete: "Colborne Secondary Plan"	<p>Replace with: "Colborne Urban"</p>
45	Section 9.1.1.5	Delete the first paragraph of Section 9.1.1.5	<p>Replace with: " New residential development within the Village Residential designation shall be in accordance with intensification and density targets set out in Section 5.1.2 (Growth Management). There shall be a mix of densities of residential densities which will enable the municipality to achieve these targets."</p>

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46	Schedules	Addition of Schedule "A" to the Township of Cramahe Official Plan	Changes to designations as shown as Schedule "A-1" to this Amendment.
47	Schedules	Addition of Schedule "C" to the Township of Cramahe Official Plan	Addition of Built Boundary, as shown on Schedule "A-2" to this Amendment.

Schedules "A" and "C" of the Official Plan of the Township of Cramahe are amended by changing the land use designation of certain lands, as shown on Schedules "A-1" and "A-2" to this Amendment.

3. **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of Official Plan Amendment No. 10 shall be in accordance with the respective policies of the Official Plan of the Township of Cramahe.

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PART “C” -- THE APPENDICES

The following appendices do not constitute part of Official Plan Amendment No. 10, but are included as information supporting the Amendment.

- **Appendix No. 1 Growth Accommodation Report**
- **Appendix No. 2 Public Meeting Notices and Minutes**
- **Appendix No. 3 Public Comments**
- **Appendix No. 4 Agency Comments**

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**APPENDIX NO. 1
GROWTH ACCOMMODATION REPORTS**

Draft

**APPENDIX NO. 2
PUBLIC MEETING NOTICES AND MINUTES**

Draft

**APPENDIX NO. 3
PUBLIC COMMENTS**

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**APPENDIX NO. 4
AGENCY COMMENTS**