

Cramahe seeks improved severance package



Written by Bob Owen

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Cramahe Township Council wasn't happy on January 8, 2013, when its consultant brought in a report which would restrict severances allowed. So the consultant, Heather Sadler of Ecovue was sent back to seek a better solution.

Changes in provincial law which were put into place to restrict growth in rural areas and encourage infilling in urban areas have meant that the township has had to amend its Official Plan.

Ms. Sadler is of the opinion that the province will allow a maximum of two severances on any property in a rural area after 1985. It wants 80% of building to be in the built up areas of the township, essentially Colborne and designated hamlets. Cramahe's projected growth is about 1,200 in 20 years. That total would limit the township to about 23 new home starts a year.

Ms. Sadler advised council on Feb. 12 that, if it sent its amended Official Plan to the province without limiting severances to two since 1985, other requirements would be made by the province. Instead of having a guideline of 20% rural, the township would be allowed only 20% rural. If five homes were built in a year in the township, only one would be allowed in a rural area. The township would also be restricted to the maximum of about 23 homes a year, with about 18 of them in the built up areas.

Ms. Sadler recommended that the 1985 date remain in place as it would give the township more flexibility. The province would not be tracking the homes being built, only making sure that there were not too many severances on any property. The alternative is strict interpretation of the Northumberland County Growth Plan and the maximums mentioned above.

Councillor Clinton Breau argued that the 1985 date was unacceptable. The current boundaries of Cramahe were set at amalgamation in 2001; that should be the date for record for severances.

Ms. Sadler agreed but added that the province requires that the earlier date be used, or the township must abide by the Growth Plan and its restrictions.

Councillor Breau suggested the township use the 2001 date in its revised

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