



**Notice of a Complete Application & Public Meeting
Concerning a Minor Variance
D13-FLI-05-26**

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of Cramahe has received a complete application for minor variance and is notifying the public in accordance with Section 45 of the *Planning Act*.

This application has been assigned **File Number D13-FLI-05-26**.

Public Hearing:

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday August 25th at 5:30 p.m.** If you wish to participate in the Public Hearing, you may do so by attending in person at the Keeler Centre, 80 Division Street, Colborne, ON or via zoom by dialing **1-438-809-7799** OR **1-587-328-1099**.

Below is the meeting ID and password used to access the scheduled meeting.

Meeting ID: 844 2593 3007

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/84425933007>

You may also provide feedback through the Let's Talk Cramahe forum at www.LetsTalkCramahe.ca

Location of the Subject Lands

The lands subject to the proposed application are legally described as CRAMAHE CON 1, PT LOTS 14 to 16, RP 39R12697, PART 1, 3 to 8, and known locally as 14407 County Road 2. The lands are presently developed with a single detached building (office proposed as dwelling), a storage building, and a service garage (vacant). The subject lands are zoned Rural and Mineral Extractive exception 1 (RU and ME-1). A key map is attached showing the location of the subject lands.

Purpose and Effect of the Minor Variance

The purpose of the Minor Variance is to grant relief from Sections 5.2.7 of the Zoning By-law No. 08-18 for RU zoning. The applicant is requesting relief from section 5.2.7 reducing the Minimum Dwelling Floor Area from 92.9m² (1,000ft²) to 64.66m² (696 ft²). Permitted Uses in the RU zone include a Single Detached Dwelling. The subject lot is an existing lot of record which is split zoned with RU (Rural) and ME-1 (Mineral Extractive 1). The proposed variance would only apply to the RU zoned portion of the site.

Representation

Any person may attend the public meeting and make written and/or verbal representation either in support of or in opposition to the proposed consent. Written submissions can be sent electronically to akeogh@cramahe.ca, or can be dropped in the mail drop box at Town Hall at 1 Toronto Street, Colborne or faxed to (905) 355-3430. Please ensure your name and address are included as required for the public record. **Please note that any information provided within written submissions may be made available to the public for review prior to the hearing.**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cramahe before the by-law is passed, the person or public body is not entitled to appeal the decision of the Committee of Adjustment of the Township of Cramahe to the Ontario Land Tribunal, and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of Decision

A copy of the decision of the Committee of Adjustment will be sent to the applicant, and to each person who appeared at the scheduled public meeting or made written representation and who has filed with the Clerk a written request for Notice of the Decision.

Additional Information

Additional information relating to the proposed minor variance is available for inspection on the Township website. A copy of this notice is also available at the Township Office.

Dated at the Township of Cramahe this 29th day of July, 2026.

Andrew Keogh

Planning Coordinator

Township of Cramahe

Phone: 905-355-2821 ext 227

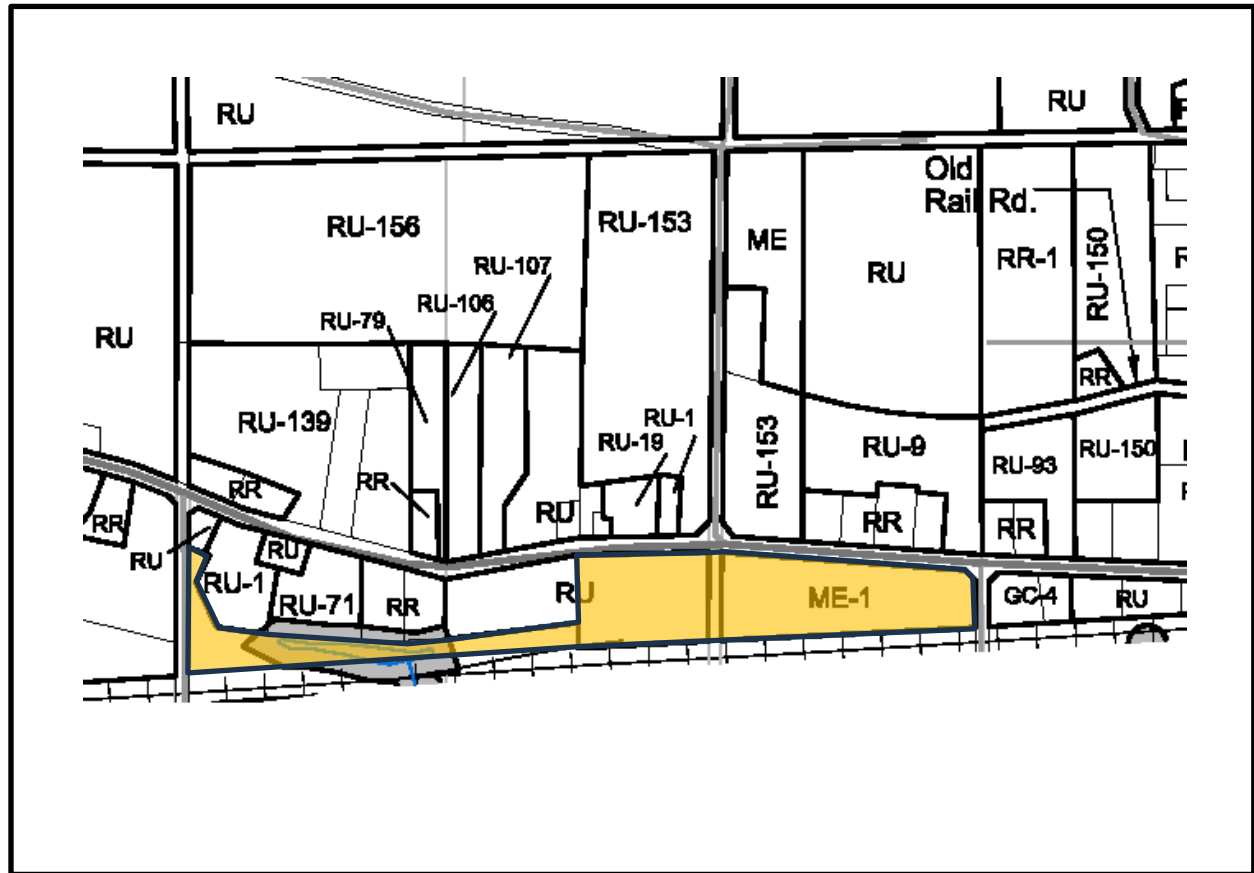
Email: akeogh@cramahe.ca

Website: www.cramahe.ca



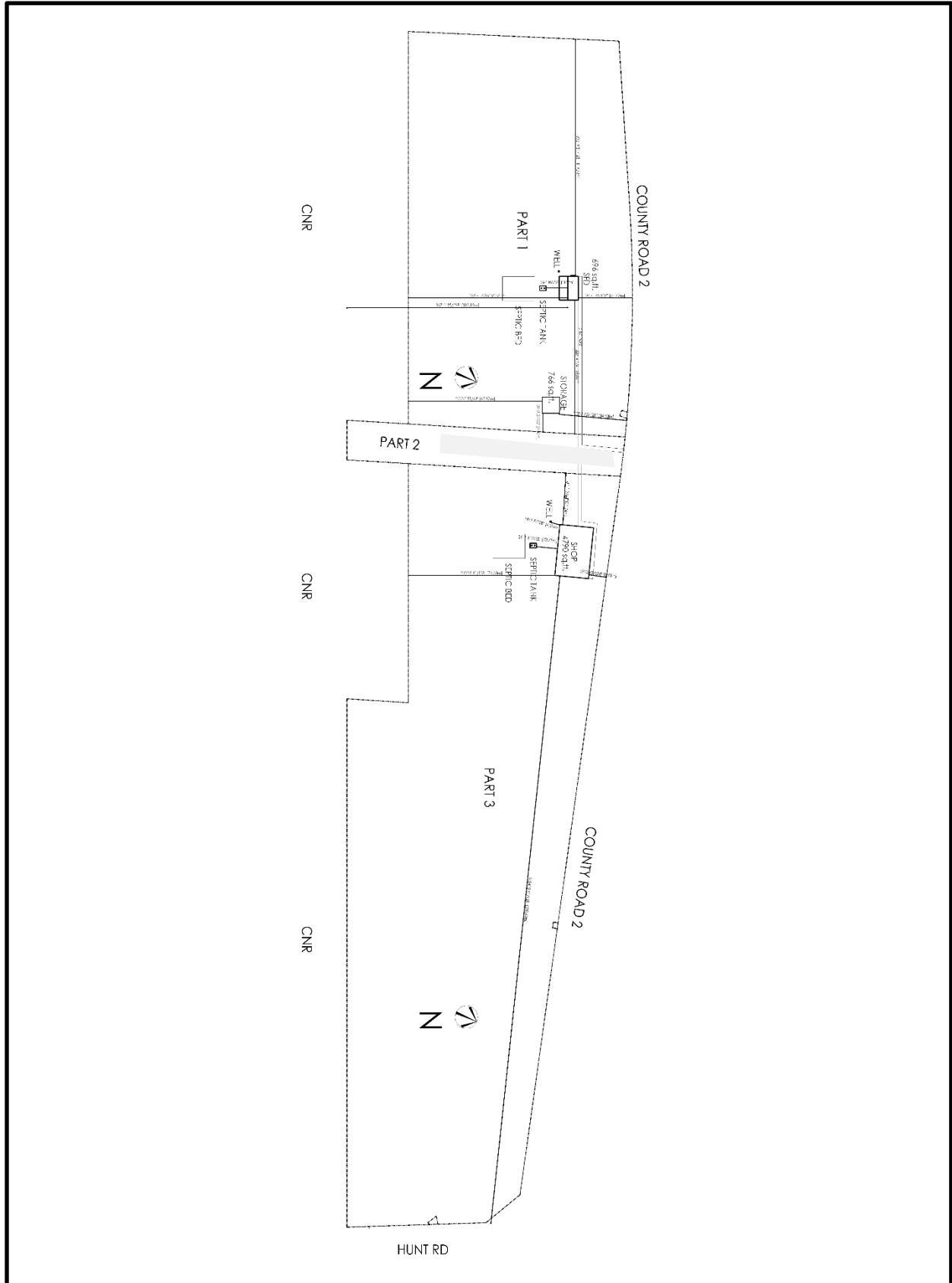
Minor Variance D13-FLI-05-26

Map 8 - CRAMAHE CON 1, PT LOTS 14 to 16, RP 39R12697, PART 1, 3 to 8



Minor Variance D13-FLI-05-26

Site Sketch - CRAMAHE CON 1, PT LOTS 14 to 16, RP 39R12697, PART 1, 3 to 8



Survey Sketch - CRAMAHE CON 1, PT LOTS 14 to 16, RP 39R12697, PART 1, 3 to 8

