



**Notice of a Complete Application & Public Meeting  
Concerning a Minor Variance  
D13-FID-02-26**

**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-FID-02-26**.

**Public Hearing:**

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday March 24<sup>th</sup> at 5:00 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](http://www.LetsTalkCramahe.ca)

**Location of the Subject Lands**

The lands subject to the proposed application are legally described as PT LOT 27, CON 2, Former Village of Colborne, Township of Cramahe, County of Northumberland, and known municipally as 205 King Street East, Colborne, and commercially as "Rutherford's Market". Roll Number is 1411012030152000. The subject land is part of a larger parcel or land holding with a total area of 32.2 ha. The lands presently house a farm market building, accessory buildings to the farming operation and formerly, a single family detached dwelling recently demolished. The remainder of the subject lands are used for a farming operation. The subject lands are zoned D (Development), GC-11 (General Commercial) and EC (Environmental Conservation). Only the area accommodating the Rutherford's Market operation is zoned GC-11 zone. 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 14.8.11 of the Zoning By-law No. 08-18 (for Special General Commercial Zone GC-11). Section 14.8.11 limits the retail farm produce outlet area to 58.0 m<sup>2</sup> (624.3 ft<sup>2</sup>). The applicant is requesting relief from Section 14.8.11 to allow for an expansion of the retail produce outlet area up to 140.0m<sup>2</sup> (1500 ft<sup>2</sup>). The footprint of the building will remain unchanged with the proposed relief taking effect internally in the form of an interior renovation.

**Corporation of the Township of Cramahe**

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P.O. Box 357, Colborne, Ontario K0K 1S0 • T (905)355-2821 • F (905)355-3430

## **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](mailto: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 3rd day of March, 2026.

## **Andrew Keogh**

Planning Coordinator

### **Township of Cramahe**

Phone: 905-355-2821 ext. 227

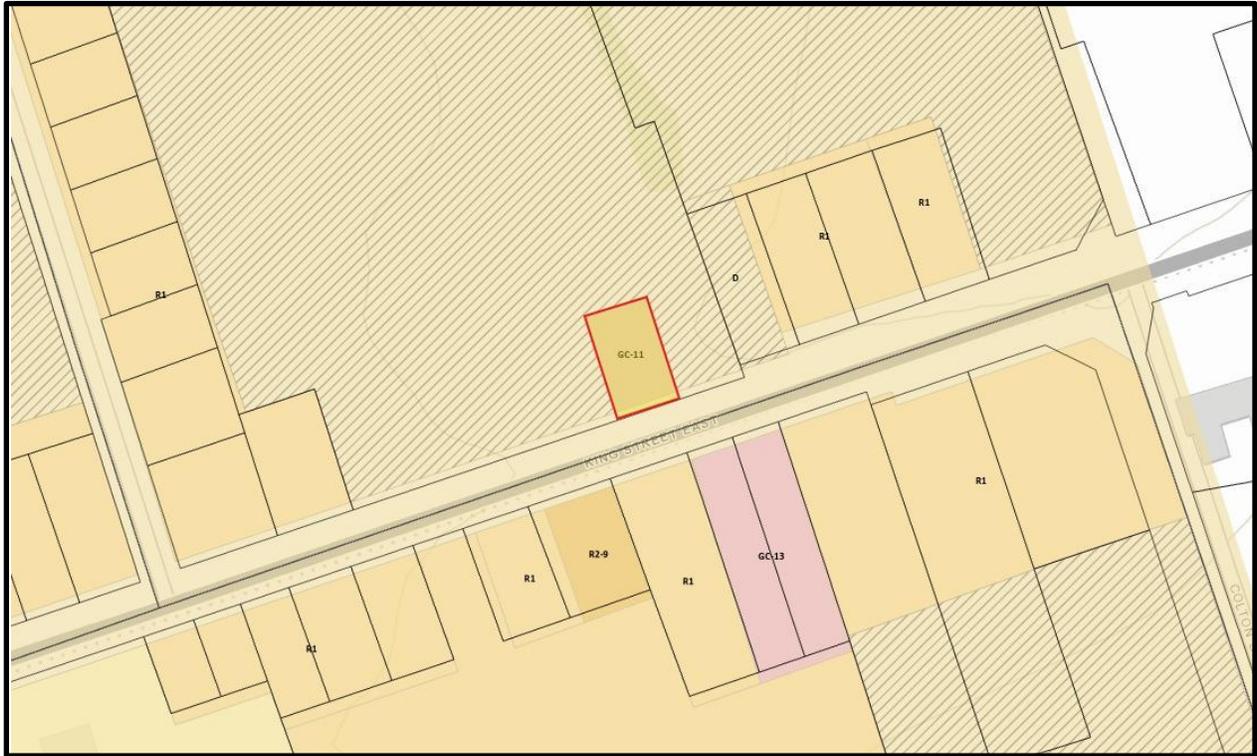
Email: [akeogh@cramahe.ca](mailto:akeogh@cramahe.ca)

Website: [www.cramahe.ca](http://www.cramahe.ca)



**Minor Variance D13-FID-02-26**

**Key Map - PT LOT 27, CON 2, Former Village of Colborne, Township of Cramahe**



**Minor Variance D13-FID-02-26  
Key Map – Site Sketch**

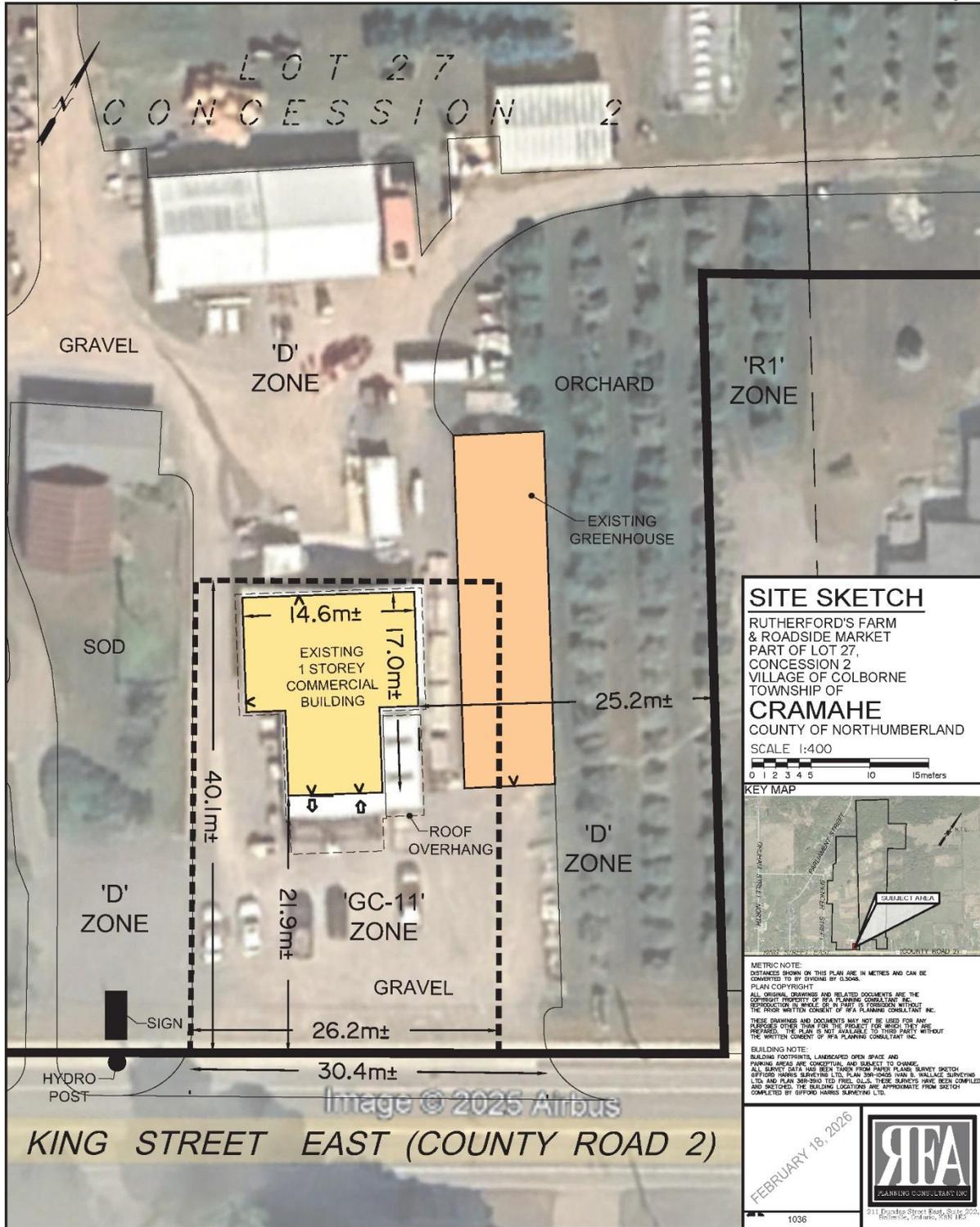


FIGURE 1 : Aerial Image of Site