



**Notice of a Complete Application & Public Meeting
Concerning a Consent
D10-RUT-14-24**

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of Cramahe has received a complete application for consent (severance) and is notifying the public in accordance with Section 53 of the *Planning Act*.

This application has been assigned **File Number D10-RUT-14-24**.

Public Hearing:

The Committee of Adjustment will be considering the above noted applications at its meeting scheduled for **Tuesday October 22nd at 5:00 p.m.** If you wish to participate in the Public Hearing, you may do so by attending in person at The Castleton Town Hall, 1780 Percy Street, Castleton, ON. Please note this is **NOT A HYBRID** meeting format. No audio/visual recording will be available. Attendance in person will be required.

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 consent are located at 205 King Street East, and are municipally known Concession 2, Part Lot 27, Township of Cramahe (Assessment Roll # 1411 012 030 15200). A key map is attached showing the location of the Subject Lands.

Purpose and Effect of the Consent

The applicant is seeking the approval for lot line adjustment.

The severed and retained lands dimensions are as follows:

Lot	Frontage	Area	Structures
Benefiting/Resultant Lands	+ 9.03 m (34.03 m)	+ 0.06 Ha (0.44 Ha)	Existing Dwelling
Retained	152.625 m	12.7 Ha	Commercial Business

The retained lands have an area of approximately 12.7 hectares with approximately 152.625 metres of frontage along King Street East and are currently used for commercial purposes. The proposed resultant lands have a current area of 0.38 hectares with approximately 25 metres of frontage along King Street East and are currently used for residential purposes. The resultant lands would provide an addition 597 square metres of area and 9.033 metres of frontage along King Street East.

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 kmetcalfe@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 consent 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 October 2024.

Planning Department
Township of Cramahe
1 Toronto Street
Colborne, ON, K0K 1S0

Consent D10-RUT-14-24
Part of Lot 27, Concession 2
Key Map

