CORPORATION OF THE
TOWNSHIP OF CRAMAHE

Date Received: FEB. 18 / 2026.

File Number: D10 - FID - 02 - 26

Property Roll No.: 1411 20301520000000

Application for Minor Variance

NOTE: For an application to be accepted as complete the following checklist must be completed:

- ☑ A professional-quality sketch in metric (preferably prepared by an Ontario Land Surveyor) is enclosed.
- ☑ Required fees have been submitted to the Treasurer/Planning Department.
- ☑ The completed application has been submitted to the Planning Department with a copy of the most recent deed and survey for the property and the required sketch.
- ☐ If the property is in an area identified by the Source Protection Plan, a Section 59 Notice or Prohibition letter from the Conservation Authority has been submitted.
- ☑ If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (fill out Section 9.0).
- ☑ If the owner is not the applicant, written authorization to the applicant from the owner to make the application is enclosed (fill out Section 10.0)
- ☑ It is acknowledged that the proposed and existing conditions of the Minor Variance must be clearly staked prior to any site visits.
- ☑ It is acknowledged that a site visit will likely be conducted by members of Council, Staff, and/or other agents and by signing below, the owner agrees to allow these agents, staff, committee and/or council members access to the property in the review of this application.
- ☑ It is acknowledged that the members of Council must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
- ☐ Applicants/owners acknowledge that they will be required to post a sign on the property for a minimum of 10 days prior to the public meeting date.
- ☑ It is acknowledged that fees are not refundable.

Feb. 16/26	[redacted]		
Date	[redacted] for 1001111198 Ontario Inc.	and/or	Applicant

1. 0 Owner Information

1.1 Name(s) 1001111198 Ontario Inc.

Mailing Address 512 Purdy Road

City/Province Colborne, ON Postal Code K0K 1S0

Telephone No. [redacted] Fax No. _____

Email Address [redacted]

1.2 Do you wish to receive all communications? Yes ☒ No ☐

2.0 Authorized Agent/Solicitor Information

2.1 Name(s) RFA Planning Consultant Inc.

Mailing Address 211 Dundas Street East, Suite 202

City/Province Belleville, ON Postal Code K8N 1E2

Telephone No. [redacted] Fax No. _____

Email Address [redacted]

2.2 Do you wish to receive all communications? Yes ☒ No ☐

2.3 If known, the names of any Mortgagees, Registered Leesees and Encumbrancers with **mailing address and postal codes**:

_____

_____

3.0 Property Description

Township Cramahe Concession No. 2 Lot(s) Part Lot 27

Registered Plan No. _____ Part(s) _____

Reference Plan No. _____ Part(s) _____

Address (street name and number) 205 King Street East

Property Roll Number 1411 01 20301520000000

3.1 Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒

If yes, please describe each easement or covenant and its effect.

_____

4.0 Local Planning Documents

4.1 What is the existing Official Plan designation(s) of the subject land?

Village Residential

4.2 What is the Zoning of the subject land?

GC-11 General Commercial zone with special provisions

4.3 Relief is being applied for which section(s) of the Zoning By-law? (State the number and title of all sections that apply)

Section 14.8.11 (b) (i) - Special General Commercial Zones

4.4 What is the extent of the relief? (I.e. reduction to 3m [9.84 ft] setback)

To increase the maximum total floor area for a retail farm produce outlet building to not more than 140 square metres (1500 sq. ft.)

4.5 Why is it not possible to comply with the provisions of the Zoning By-law?

Historically, the existing retail farm produce outlet area has been in excess of the by-law requirements. The increase in gfa will allow the farm produce outlet to be viable and better serve the community.

5.0 Description of Subject Land

5.1 Description of the subject property (provide in metres,feet, acres and hectares and provide all dimensions on sketch):

Frontage _____ (m) Depth _____ (m) Area _____ (ha)

Frontage _____ (ft) Depth _____ (ft) Area _____ (acres)

5.2 Type of access for property (check one):

- ☒ Municipal Road maintained all year OR seasonally (circle one)
- ☐ County Road
- ☐ Public Road
- ☐ Right of Way
- ☐ Unopened Road Allowance
- ☐ Other (please specify): _____
- ☐ By Waterfront, if access to the land will be by water **only**, please indicate:

  Parking and docking facilities to be used: _____(m)

  Approximate distance from the subject land: _____(m)

  Approx. distance from the nearest public road: _____(m)

5.3 Existing use(s) (e.g. residential, vacant, etc.): Commercial use

5.4 Are there existing building(s) or structure(s): Yes ☒ No ☐

5.5 If yes, provide the following information for each existing building/structure and provide all dimensions on sketch:

Type of Building/ Structure: retail farm produce outlet building including storage

The setback from:

Front lot line: 21.9 (metres) 72 (feet)

Rear lot line: _____ (metres) _____ (feet)

Side lot line (N, S, E or W): 25.2 (metres) 83 to E lot line (feet)

Side lot line (N, S, E or W): _____ (metres) _____ (feet)

Height: 5.5 (metres) 18 (feet)

Dimensions (length): 17 (metres) 55 (feet)

Dimensions (width): 14 (metres) 45 (feet)

Area: _____ (square metres) _____ (square feet)

5.6 Proposed use(s) (e.g. residential, commercial, etc., or same as existing):
Same as existing

5.7 Are any building(s) or structure(s) proposed to be built: Yes ☐ No ☒

5.8 If yes, provide the following information for each proposed building/structure and provide all dimensions on sketch:

Type of Building/ Structure: _____

The setback from:

Front lot line: _____ (metres) _____ (feet)

Rear lot line: _____ (metres) _____ (feet)

Side lot line (N, S, E or W): _____ (metres) _____ (feet)

Side lot line (N, S, E or W): _____ (metres) _____ (feet)

Height: _____ (metres) _____ (feet)

Dimensions (length): _____ (metres) _____ (feet)

Dimensions (width): _____ (metres) _____ (feet)

Area: _____ (square metres) _____ (square feet)

5.9 When was the subject property acquired/purchased by the current owner?
May, 2025

5.10 When were the existing buildings/structures constructed?
unknown

5.11 How long have the existing uses continued?
35 + years

6.0 Property Servicing Information

6.1 Water supply for property (check one): ☒ Existing or ☐ Available

Type of water supply for property (check one):

- ☒ Publicly owned and operated piped water system
- ☐ Privately owned and operated individual well
- ☐ Privately owned and operated communal well
- ☐ Lake or other water body
- ☐ Other means (please specify): _____

6.3 Sewage disposal for property (check one): ☒ Existing or ☐ Available

Type of sewage disposal for property (check one):

- ☒ Publicly owned and operated sanitary sewage system
- ☐ Privately owned and operated individual septic tank
- ☐ Privately owned and operated communal septic tank
- ☐ Lake or other water body
- ☐ Other means (please specify): _____

6.5 If a septic system exists; when was it installed? _____

Was it approved and inspected by the local Health Unit? Yes ☐ No ☐

6.6 How is storm drainage provided?

- ☒ Sewers
- ☐ Ditches
- ☐ Swales
- ☐ Other means (please specify): _____

7.0 History of Subject Land

7.1 If known, is the subject property the subject of an application for a consent (severance) or plan of subdivision currently?

Yes ☒ No ☐ Unknown ☐

7.2 If yes, what is the file number and status? D10-RUT-14-24- Approved Oct, 2024

7.3 If known, is or has the subject property been the subject of any other application under the Planning Act? (i.e. Official Plan Amendment, Zoning By-law, Minister's Zoning Order, Minor Variance)

Yes ☐ No ☒ Unknown ☐

7.4 If yes, what is the file number and status? _____

8.0 Required Sketch

8.1 The applicant shall attach to this application an acceptable sketch showing the following:

☐ The boundaries and dimensions of the subject land

☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front, rear and side yard lot lines.

☑ The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application

☑ The current uses of land that is adjacent to the subject land (labelled as residential, agricultural, commercial, vacant, etc.)

☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way

☐ If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used

☐ The location and nature of any easement affecting the subject land

9.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a 'complete application' under the Planning Act has been made before completing this declaration.

*This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

The undersigned hereby applies to the Committee of Adjustment for the Township of Cramahe under Section 45 of the Planning Act, RSO 1990 for relief as described in this application from the Township of Cramahe Comprehensive Zoning By-law number 08-18 as amended.

9.1 I, [redacted] for 1001111198 Ontario Inc. OF THE Township of Cramahe in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act."

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the

Township of Cramahe in the

County of Northumberland this

16 day of February, 2026.

Commissioner of Oaths

Lorna Brenda Brown,
a Commissioner, etc., Province of Ontario, for RFA Planning Consultant Inc.
Expires July 4, 2027

[redacted]

[redacted] for 1001111198 Ontario Inc.

10.0 Authorizations

10.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, [redacted], am the owner of the land that is the subject of this application for consent and I authorize RFA Planning Consultant to make this application on my behalf.

Feb. 16/26
Date

[redacted]
Signature of Owner