



**Notice of a Complete Application & Public Meeting
Concerning an Official Plan Amendment and Zoning By-Law Amendment
D09-BAS-01-25 and D14-BAS-12-25**

TAKE NOTICE that the Council of the Corporation of the Township of Cramahe has received complete applications for an amendment to the Official Plan and Zoning By-law No. 08-18.

AND FURTHER TAKE NOTICE THAT the Council for The Corporation of the Township of Cramahe will hold a public meeting regarding a proposed amendment to the Township of Cramahe Official Plan under Subsection 17(15) of the *Planning Act*.

AND FURTHER TAKE NOTICE THAT the Council for The Corporation of the Township of Cramahe will hold a public meeting regarding a proposed amendment to the Township of Cramahe Zoning By-law No. 08-18, as amended, under Section 34 of the *Planning Act*.

This application has been assigned **File Numbers D09-BAS-01-25 and D14-BAS-12-25**.

Public Meeting:

Council will be considering the above noted applications at a public meeting scheduled for **Tuesday, November 12th, 2025 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 Center, 80 Division Street, Colborne, ON or via zoom by dialing **1-647-374-4685 or 1-647-558 0588**. Below is the meeting ID and password used to access the scheduled meeting.

Meeting ID: 842 2300 6808.

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/84223006808>

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 Official Plan Amendment and Zoning By-law Amendment are located at 207 Durham Street South and are legally known as Part of Lot 28, Concession 1 (Formerly Village of Colborne), Township of Cramahe (Assessment Roll # 14110120302032000000 and 14110120302030100000). A key map is attached showing the location of the Subject Lands.

Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment

The Official Plan Amendment is seeking approval to amend the designation of the subject lands from "Development" to "Village Residential" in order to permit the development of a 206 unit subdivision. The Official Plan Amendment also seeks a site-specific exception to permit a higher density. The Zoning By-law Amendment is seeking a site-specific Residential 2 Exception (R2-XX) and Residential 3 Exception (R3-XX) zone to implement the Official Plan designation and to permit a reduced lot size, frontage, and setbacks.

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 Zoning By-law Amendment. Written submissions can be sent electronically to planning@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 Council 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 Passing

A copy of the Notice of Passing will be sent to the applicant, and to each person who has filed with the Clerk a written request for Notice of Passing.

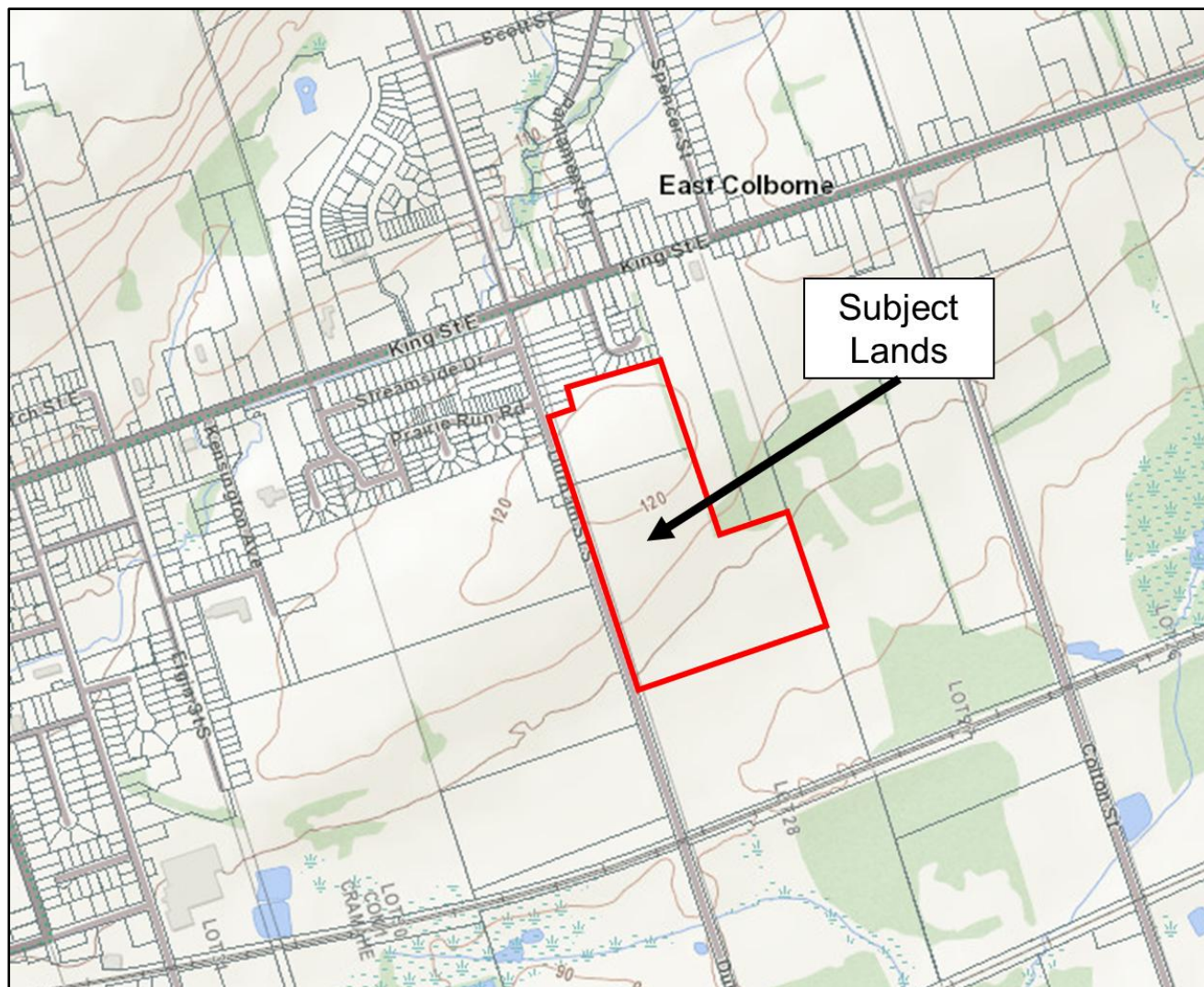
Additional Information

Additional information relating to the proposed Official Plan Amendment and Zoning By-law Amendment can be sent to you upon request by email. Please direct inquiries to planning@cramahe.ca. A copy of this notice is also available at the Township Office.

Dated at the Township of Cramahe this 21st day of October 2025.

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

**Official Plan Amendment and Zoning By-Law Amendment
D09-BAS-01-25 and D14-BAS-12-25
207 Durham Street South, Part of Lot 28, Concession 1
Key Map**



Corporation of the Township of Cramahe

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