



**Township of Cramahe  
Notice of a Hearing of the Committee of Adjustment  
Application for Consent**

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<b>Application(s):</b>	D10-CHR-09/10/11-25
<b>Owner/Agent:</b>	Amber Christopher & Ben Verbruggen
<b>Civic Address:</b>	14300 Little Lake Road
<b>Legal Description:</b>	Concession 3 S, Part of Lot 16, RP 38R278; PT BLK B BLK A
<b>Roll Number:</b>	1411 011 020 06500

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**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*.

**Public Hearing:**

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday April 22 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 **1-647-374-4685 or 1-647-558 0588**. The following is the meeting ID used to access the scheduled meeting. **Meeting ID: 830 0804 4916**

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/83008044916>

You may also provide feedback through the Let's Talk Cramahe forum at

[www.LetsTalkCramahe.ca](http://www.LetsTalkCramahe.ca)

**Purpose and Effect of the Consent**

The applicant is seeking the approval for severance for the creation of one new building lots.

The severed and retained lands dimensions are as follows:

Lot	Frontage	Area	Structures
Retained	117.57 metres	2.85 Ha	Existing dwelling and outbuildings
Lot 1	96.76 metres	0.58 Ha	None
Lot 2	165.73 metres	0.60 Ha	None
Lot 3	46.02 metres	1.65 Ha	None

The retained lands have an area of approximately 2.85 hectares with approximately 117.57 metres of frontage along Little Lake Road and currently contain a single-family dwelling and outbuildings/structures. Lot 1 has and area of approximately 0.58 hectares with approximately 96.76 metres of frontage along Reddick Road. Lot 2 has and area of approximately 0.60 hectares with approximately 165.73 metres of frontage along Reddick Road. Lot 3 has and area of approximately 1.65 hectares with approximately 46.02 metres of frontage along Little Lake Road. All three lots are proposed as a new vacant building lots.

**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](mailto: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 7th day of April 2025.

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

**Consent D10-CHR-09/10/11-25**  
Concession 3 S, Part of Lot 16, RP 38R278; PT BLK B BLK A  
**Key Map**



