



**Notice of a Complete Application & Public Meeting  
Concerning a Minor Variance  
D13-PRI-03-26**

**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-PRI-03-26**.

**Public Hearing:**

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday May 26<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 **1-647-558-0588** OR **1-778-907-2071**.

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 CON 1 PT LOT 13 RP 39R6959; PART 1, and known locally as 101 Old Rail Road, Brighton. The lands have an existing Single Family Detached dwelling, an accessory building, and an inground pool. The subject lands are zoned Rural with a special exception (RU-93). The exception reflects a reduced lot area and reduced lot frontage on County road 2. A key map is attached showing the location of the subject lands.

**Purpose and Effect of the Minor Variance**

The Township has received an application for a Minor Variance (File No D13-PRI-03-26). The purpose of the application is to permit the construction of a new detached garage located in a front yard and within 12m of the Front Lot Line. The application requests relief from Section 5.2.3 Zoning By-law which requires a minimum Front Yard setback of 12 metres. The applicant is requesting relief from Section 5.2.3 by reducing the Minimum Front Yard Depth from 12.0m to 7.0m for the proposed construction.

## **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 11th day of May, 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-PRI-03-26**  
**Key Map - CON 1 PT LOT 13 RP 39R6959; PART 1**



**Minor Variance D13-PRI-03-26 – Aerial Image**



Minor Variance D13-PRI-03-26  
Site Sketch

