



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

Application(s):	D10-RUT-07-26
Owner/Agent:	Bill Rutherford (agent), John and Dale Rutherford (owners)
Civic Address:	1508 County Road 25
Legal Description:	CRAMAHE CON 6 PT LOTS 32 AND 33; PT RD ALLOW AND; RP 39R8603 PART 1
Roll Number:	1411 011 050 16000

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of Cramahe has received a complete application for Consent (lot line adjustment) 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 July 28th 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

Location of the Subject Lands

The lands subject to the proposed application are legally described as CRAMAHE CON 6 PT LOTS 32 AND 33; PT RD ALLOW AND; RP 39R8603 PART 1, and are known locally as 1508 County Road 25. The lands have an existing Single Detached dwelling, and approx. 7 accessory buildings in the side and rear yards accessory to a rural farming operation. The subject lands are zoned Rural with Exception 42A (RU-42A) and Environmental Conservation (EC). A key map and reference images are attached showing the location of the subject lands.

Purpose and Effect of the Consent

The Township has received an application for a Consent (File No D10-RUT-07-26). The purpose of the application is to permit a lot line adjustment between 2 lots held under common ownership and divided by an unopened road allowance. The agent has approached the Township to stop up, close and purchase the road allowance (**L07-RUT-01-26**), to ultimately merge the properties and adjust the lot configuration. The application requests a lot line adjustment to this aim as detailed in the attached reference images.

Corporation of the Township of Cramahe

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

The severed and retained land dimensions are as follows:

Lot	Frontage	Area	Structures
Existing Lot 1 (1508 County Road 25)	480m (CR25)	27.36 Ha	Single detached dwelling and accessory buildings
Existing Lot 2 (E of RD Allow)	224m (CR25)	1.62 Ha	Vacant land
Severed Lot 1 (1508 County Road 25)	297m (CR25)	6.63 Ha	Single detached dwelling and accessory buildings
Retained Lot 2 (No Address – Pipeline Road)	296m (Pipeline Road)	20.73 Ha +1.62 Ha +/- 0.49 Ha =22.84 Ha	Vacant land

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, 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 8th day of July, 2026.

Andrew Keogh

Planning Coordinator

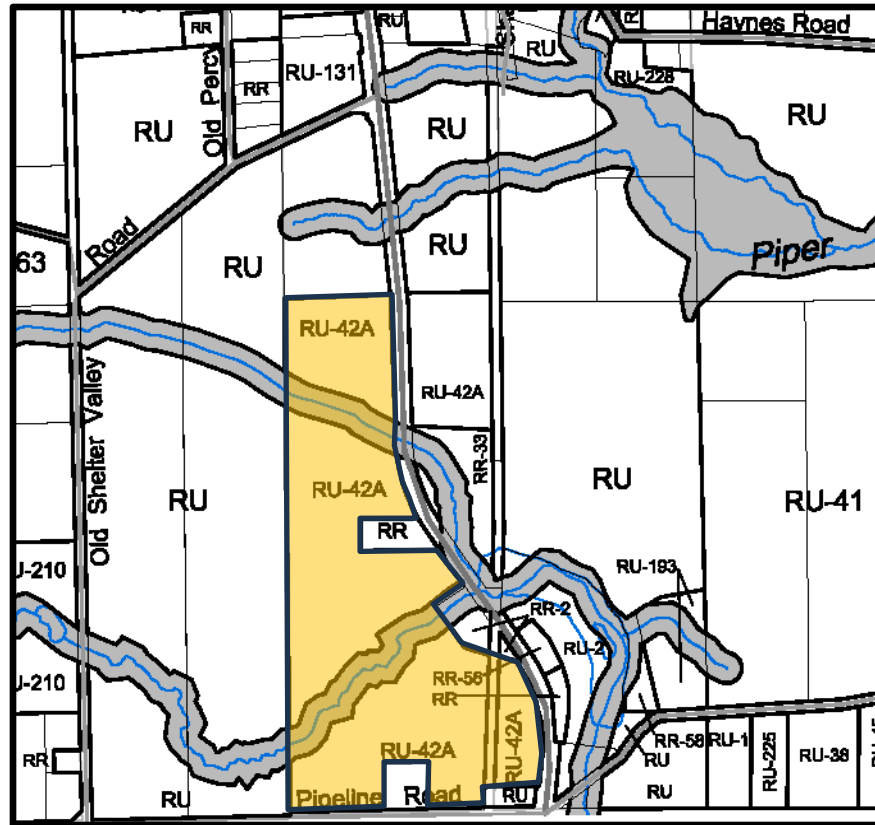
Township of Cramahe

Phone: 905-355-2821 ext 227

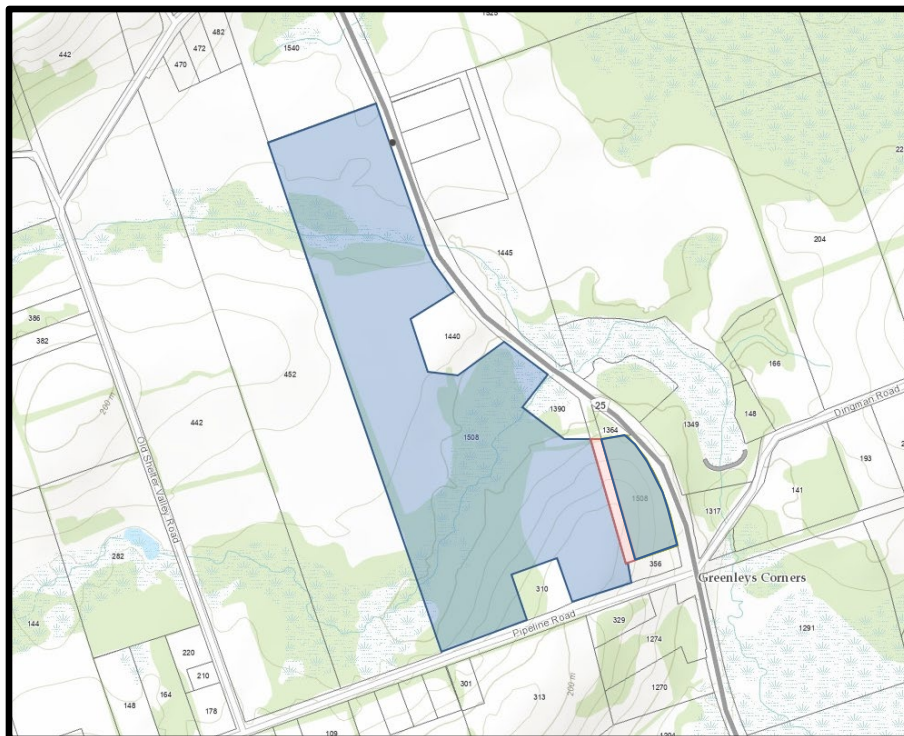
Email: akeogh@cramahe.ca

Website: www.cramahe.ca

Consent Application D10-RUT-07-26
Key Map – Excerpt from “Schedule A” - Map 17



Concept Map – Excerpt from GIS parcel fabric – Existing Land Configuration



This topographic map depicts the Greenleys Corners area. Pipeline Road runs diagonally from the bottom left towards the center right. Hingham Road runs horizontally across the bottom right. A large green-shaded area, likely a wetland or forest, is situated between Pipeline Road and Hingham Road. To the left of this green area is a blue-shaded area, possibly a pond or another wetland. The map includes numerous contour lines indicating elevation, with labels such as 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000. The map also shows several small bodies of water, including a pond in the bottom left and a larger one in the center right. The area is divided into various land parcels, some of which are numbered. The map is titled 'Greenleys Corners' in the bottom right corner.

SEVERED LOT
6.63 ha.

RETAINED LOT
20.73 ha.

CONCESSION 6

PART 1
PLAN 39R-14318

PART 5
39R-7333

PART 1
PLAN 39R-7629

PART 2
PLAN 39R-6640

LOT 33

LOT 33 & 32

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

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LOT 22

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