CRAMAHE

Notice of a Complete Application & Public Meeting
Concerning a Minor Variance
D13-WES-01-26

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-WES-01-26.**

Public Hearing:
The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday March 24th 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 **1-438-809-7799** OR **1-587-328-1099**.
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 2, PT LOT 32, RP38R2891, PART 5, and known locally as Kelwood Lane. The lands are presently vacant and positioned between and amongst residential properties. The subject lands are zoned Rural Residential (RR). A key map is attached showing the location of the subject lands.

Purpose and Effect of the Minor Variance
The purpose of the Minor Variance is to grant relief from Sections 7.2.1, 7.2.2, 7.2.5, and 7.2.7 of the Zoning By-law No. 08-18 for RR zoning. The applicant is requesting relief from section 7.2.1 reducing the minimum lot area from 0.4ha to 0.07ha, relief from 7.2.2 reducing the minimum lot frontage from 45.72m to 15.2m, relief from 7.2.5 reducing the interior side yard from 6.0m to 3.0m, and relief from 7.2.7 reducing the minimum dwelling area from 92.9m2 to 62.72m2. The zoning for RR permits a Single Detached Dwelling. The applicant has provided an engineering report in support of servicing on the site. The subject lot is an existing lot of record.

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 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 5th day of March, 2026.

Andrew Keogh
Planning Coordinator
Township of Cramahe
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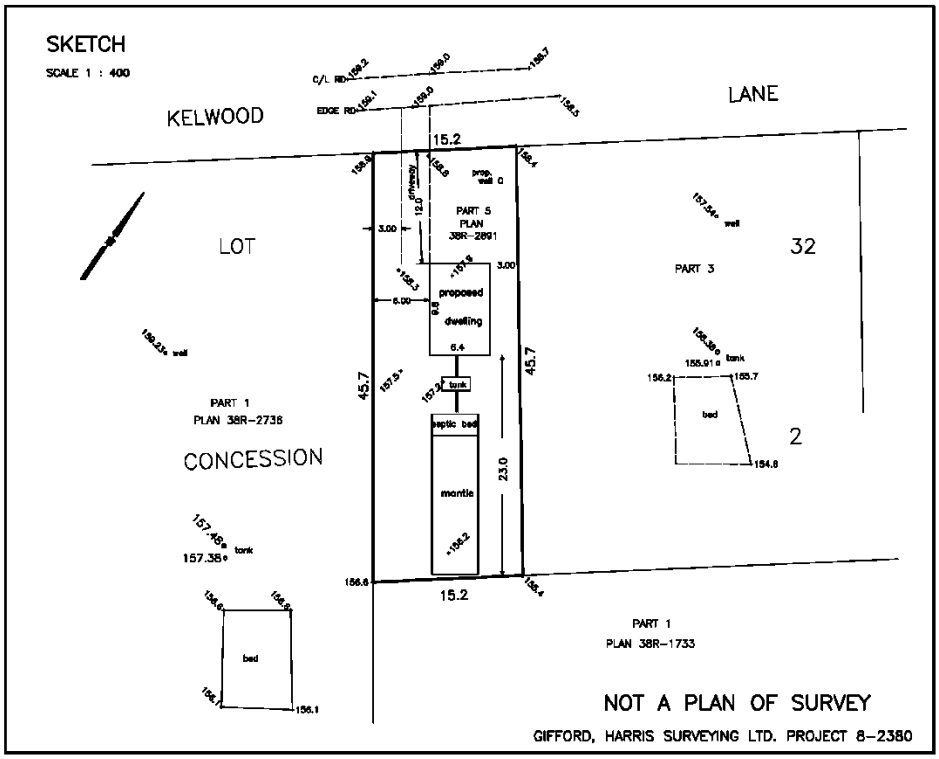
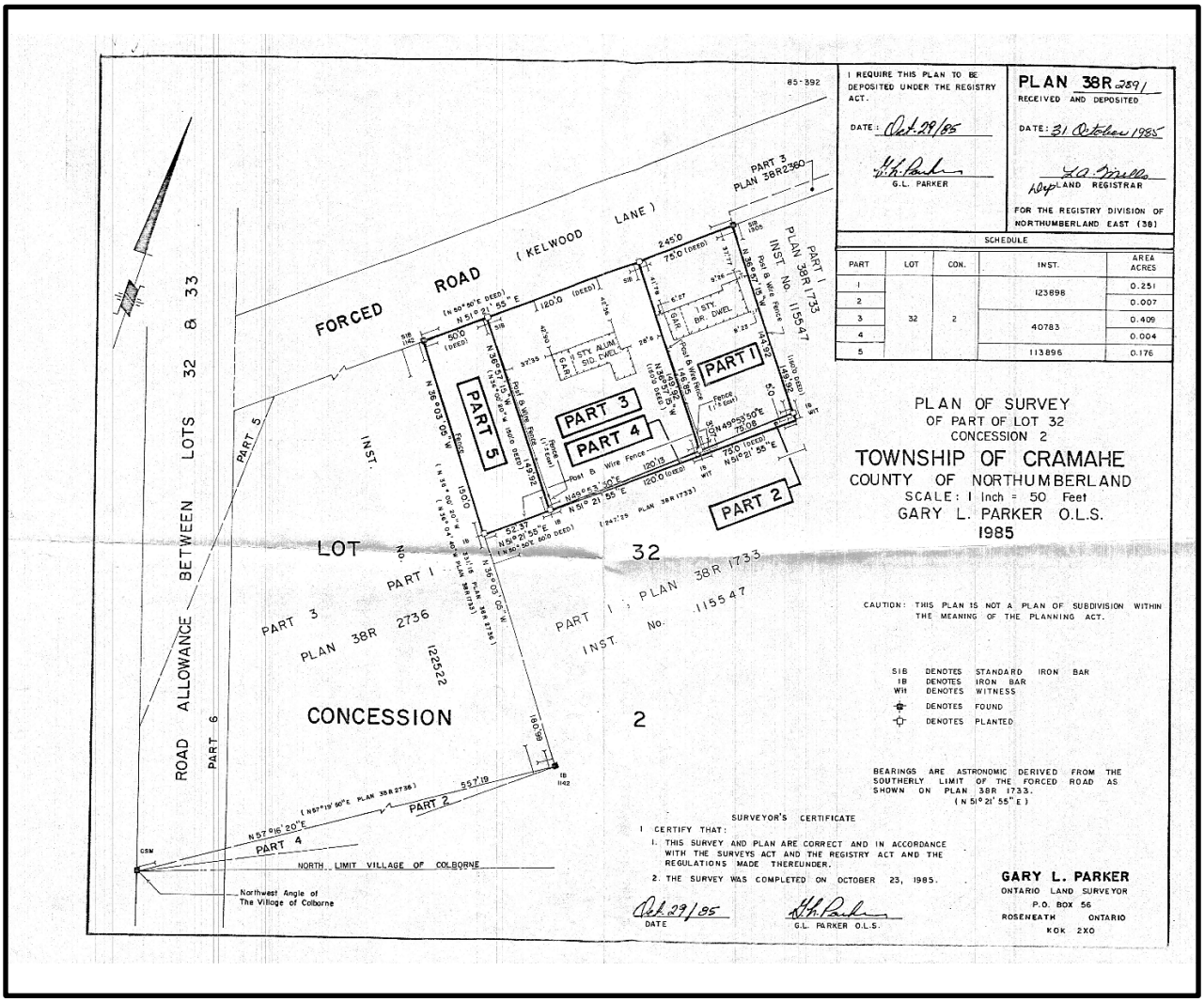
Email: akeogh@cramahe.ca s
Website: www.cramahe.ca

CRAMAHE
It's In Our Nature

Minor Variance D13-WES-01-26

Key Map - CRAMAHE CON 2 PT LOT 32 RP; 38R2891 PART 5 / **Site Sketch**



Minor Variance D13-WES-01-26
Survey