



**Notice of a Complete Application & Public Meeting
Concerning a Minor Variance
D13-LEB-03-24**

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-LEB-03-24**.

Public Hearing:

The Committee of Adjustment will be considering the above noted application at its meeting scheduled for **Tuesday May 28th at 5:00 p.m.** If you wish to participate in the Public Hearing, you may do so by attending in person at Town Hall 1 Toronto 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: 836 7507 8709

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/83675078709>

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 are legally described as 28 Division Street (Reid Plan Part Lot 511; RP384221; Part 1), Colborne. 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 Section 4.39.2 and 4.2.2.1 of the Zoning By-law. Both sections state that an additional residential unit must be located in the rear yard based on the Residential (R1) zoning of the property. The applicant is seeking relief from these sections to permit the additional residential unit to be located in the front yard. The existing dwelling on the property is proposed to become an additional residential unit upon the completion of the new larger primary dwelling. As the existing dwelling is already constructed too close to the street to allow for the new primary dwelling to be constructed in the front yard, the applicant is requesting allowance to have the primary dwelling in the rear of the property.

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, 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 8th day of May, 2024.

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

Minor Variance D13-MIN-02-24

Key Map

