



**Notice of a Complete Application & Public Meeting  
Concerning a Zoning By-Law Amendment  
D14-FID-02-26**

**TAKE NOTICE** that the Council of the Corporation of the Township of Cramahe has received a complete application for an amendment to Zoning By-law No. 08-18, as amended, and is notifying the public in accordance with Section 34 of the *Planning Act*.

This application has been assigned **File Number D14-FID-02-26**.

**Public Hearing:**

Council will be considering the above noted application at a public meeting scheduled for, **July 14<sup>th</sup>, 2026 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 Center, 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: 857 7822 9130**

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/85778229130>

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 total subdivision site has an area of approximately 20.3 hectares and is described as Parts 1 and 2, Plan 39R-14479, Part of Lot 182, Reid Plan and Part of Lot 29, Concession 2, Former Village of Colborne, Township of Cramahe, County of Northumberland. The subject lands are part of the approved "Eastfields" Draft Plan of Subdivision. Phase 1A of the subdivision has been registered (Plan 39M-966) and is currently under construction.

**Purpose and Effect of the Zoning By-law Amendment**

Block 143 is currently zoned *Residential 3 Exception - 11 (R3-11)* Zone (shown on the key map attached). Proposed uses on Block 143 were previously zoned for 48 apartment units within three buildings. Separate applications have been filed to the County of Northumberland for the approval of a redline revision to the draft plan of subdivision and for an approval of a Plan of Condominium. The new proposal is to create six residential blocks (Blocks 150-155) that will each accommodate a residential building resulting in a total of 26 freehold townhouse units. Block 156 will form a separate Block and will function as the common element (internal condo road). It is proposed that the *R3-11* zone be amended to permit the proposed housing type.

**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 Zoning By-law Amendment. Written submissions can be sent electronically to [akeogh@cramahe.ca](mailto:akeogh@cramahe.ca) or can be dropped in the mail

**Corporation of the Township of Cramahe**

---

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

drop box at Town Hall at 1 Toronto Street, Colborne or faxed to (905) 355-2821. 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 Council 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 Passing of Zoning By-law Amendment**

A copy of the Notice of Passing will be sent to the applicant, and to each person who has filed with the Clerk a written request for Notice of Passing.

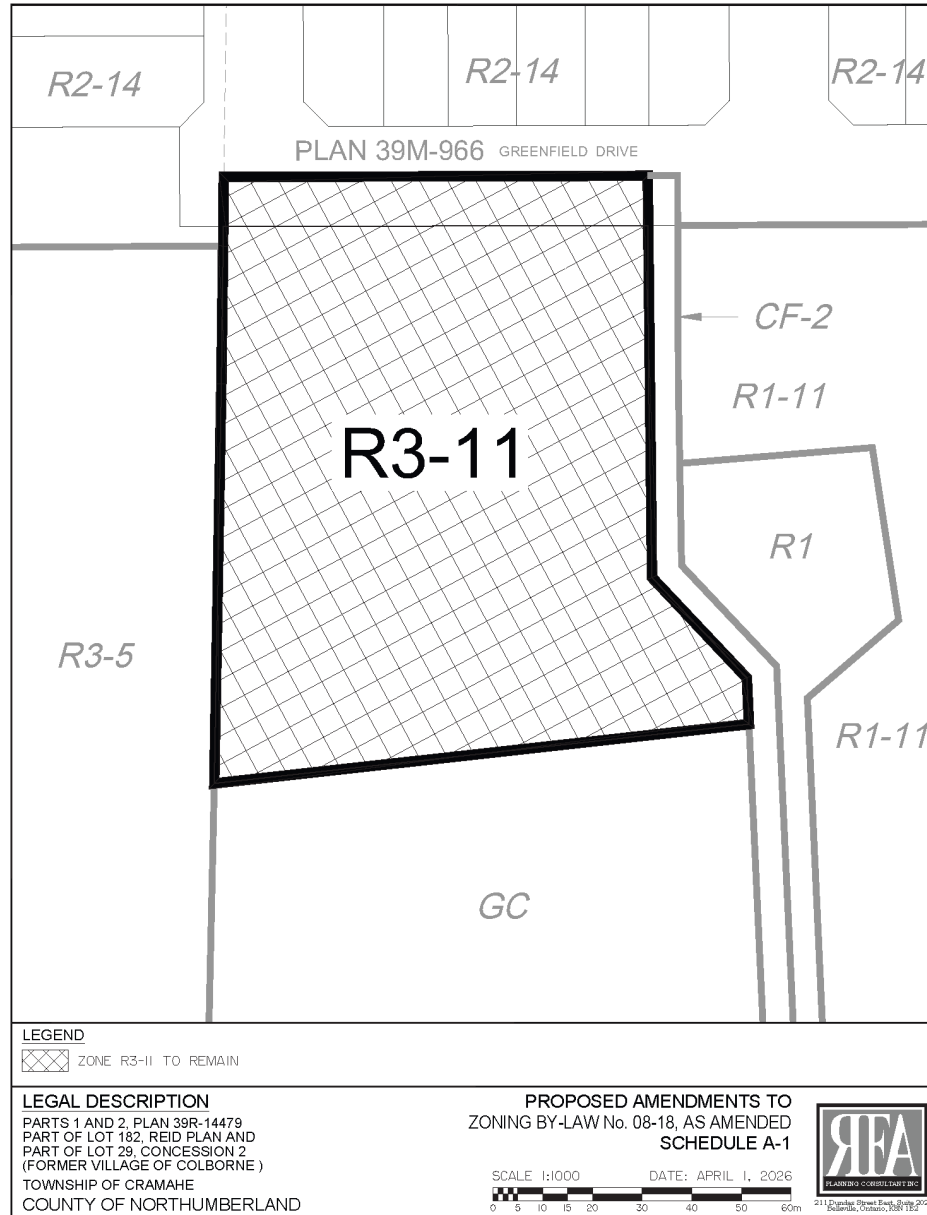
### **Additional Information**

Additional information relating to the proposed Zoning By-law Amendment is available for inspection on the Township website: [www.cramahe.ca](http://www.cramahe.ca). A copy of this notice is also available at the Township Office.

Dated at the Township of Cramahe this 9th day of June, 2026.

Andrew Keogh  
**Planning Coordinator**  
Township of Cramahe  
1 Toronto Street  
Colborne, ON, K0K 1S0  
[akeogh@cramahe.ca](mailto:akeogh@cramahe.ca)

**Zoning By-law Amendment D14-FID-02-26**  
**Parts 1 and 2, Plan 39R-14479, Part of Lot 182, Reid Plan and Part of Lot 29, Concession**  
**2, Former Village of Colborne Township of Cramahe**  
**Key Map – Schedule A1 (provided by RFA planning consultants)**



**LEGEND**  
 ZONE R3-11 TO REMAIN

**LEGAL DESCRIPTION**  
 PARTS 1 AND 2, PLAN 39R-14479  
 PART OF LOT 182, REID PLAN AND  
 PART OF LOT 29, CONCESSION 2  
 (FORMER VILLAGE OF COLBORNE )  
 TOWNSHIP OF CRAMAHE  
 COUNTY OF NORTHUMBERLAND

**PROPOSED AMENDMENTS TO**  
**ZONING BY-LAW No. 08-18, AS AMENDED**  
**SCHEDULE A-1**

SCALE: 1:1000      DATE: APRIL 1, 2026



