



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

Application(s):	D10-COC-04-25 & D10-COC-12-25
Owner/Agent:	Josh Cochrane
Civic Address:	280 Bellamy Road
Legal Description:	Concession 1, Part of Lot 19 As in NC29223; Except Parts 1 & 2 on RP 38R12871
Roll Number:	1411 011 020 11000

TAKE NOTICE that the Committee of Adjustment of the Corporation of the Township of Cramahe has received a complete application for consent (severance) 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 May 27 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 **1-647-374-4685 or 1-647-558 0588**. Below is the meeting ID and password used to access the scheduled meeting.

Meeting ID: 830 0804 4916

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/83008044916>

You may also provide feedback through the Let's Talk Cramahe forum at www.LetsTalkCramahe.ca

Purpose and Effect of the Consent

The applicant is seeking approval for severance (D10-COC-04-25) for the creation of one new building lot. As well as a lot line adjustment (D10-COC-12-25) to grant a small portion of land to the abutting landowner to the North.

The severed and retained lands dimensions are as follows:

Lot	Frontage	Area	Structures
Lot Addition	7 metres	0.0307 Ha (307 m ²)	None
Benefitting (334 Bellamy Road)	49.60 metres	0.50 Ha	Single family dwelling
Lot 1 (New building lot)	83.57 metres	1.19 Ha	None
Retained (280 Bellamy Road)	501.13 metres	8.78 Ha	Single family dwelling and detached garage

The lot addition (parcel to be transferred to 334 Bellamy Road) has an area of 0.0307 hectares with 7 metres of frontage along Bellamy Road. The benefitting parcel (334 Bellamy Road) has an area of 0.50 hectares and 49.60 metres of frontage along Bellamy Road and currently contain a single-family dwelling. The severed lands have an area of approximately 1.19 hectares with approximately 83.57 metres of frontage along Bellamy Road and are proposed as a new vacant building lot. The retained lands have an area of approximately 8.78 hectares with 501.13 metres of frontage along Bellamy Road and currently contain a single-family dwelling and detached garage.

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.

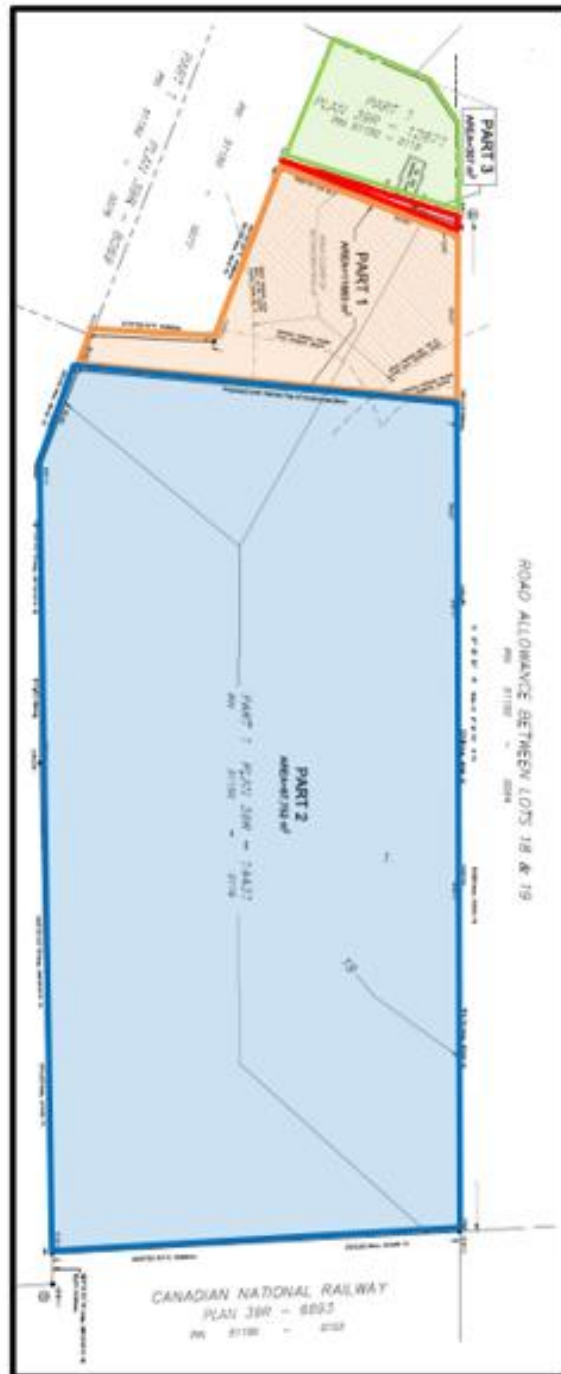
Additional Information

Additional information relating to the proposed consent is available for inspection on the Township website. A copy of this notice is also available at the Township Office.

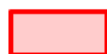
Dated at the Township of Cramahe this 25th day of April 2025.

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

Consent D10-COC-04-25 & D10-COC-12-25
Part of Lot 19, Concession 1
Key Map



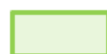
Legend:



Lot Addition



Lot 1
(New Building Lot)



Benefitting
(334 Bellamy Road)



Retained
(280 Bellamy Road)