



Tax Reminder Notice

This is a reminder to all property owners in Cramahe Township that the interim tax bill will be sent out the first week of February 2014. Please ensure that the Township has your correct mailing address so that you will receive your tax bill and avoid any late charges that may occur.

Failure to receive a Tax Notice does **NOT** eliminate the responsibility for the payment of taxes and penalty.

To change or correct your mailing address we will need your request in writing, it can be mailed to or dropped off at 1 Toronto St. in Colborne or you can email your change of address to tracey@cramahetownship.ca.

Development Charges Act, 1997

NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE TOWNSHIP OF CRAMAHE

TAKE NOTICE that the Council of The Township of Cramahe passed By-law 2013-69 on the 17th of December, 2013, under section 2 of the Development Charges Act, 1997.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of The Township of Cramahe not later than the 27th day of January, 2014, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

An explanation of the Development Charges imposed under the By-law is attached. This By-law applies to the entire Municipality. A map is not attached to this Notice. The complete By-law is available for inspection in my office during regular office hours.

Dated at The Township of Cramahe this 18th day of December, 2013.

CAO/Clerk of The Township of Cramahe
1 Toronto Street, P. O. Box 357
Colborne, Ontario K0K 1S0

NORTHUMBERLAND
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TOWNSHIP OF CRAMAHE

NOTICE OF A PUBLIC MEETING AND NOTICE OF COMPLETE APPLICATION CONCERNING A ZONING BY-LAW AMENDMENT

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. AND TAKE NOTICE that the Council of the Corporation of the Township of Cramahe will hold a public meeting to consider the proposed Zoning By-law Amendment under the provisions of the Planning Act.

DATE AND TIME OF MEETING: Tuesday, January 28th, 2014, at 6:45 p.m.
LOCATION OF MEETING: Township of Cramahe Municipal Office
(Council Chambers)
1 Toronto Street
Colborne, Ontario

Location of the Subject Lands

The proposed Zoning By-law Amendment applies to lands located in Concession 5 part of lot 28 in the Township of Cramahe. The municipal address of the southernmost property is 275 Maple Grove Road. This rezoning application also applies to the vacant parcel directly north of 275 Maple Grove Road.

A key map is attached showing the location of the subject lands.

Purpose and Effect of the Zoning By-law Amendment

This Zoning By-law amendment is required as a condition of approval for a consent (lot line adjustment) with the file number B-06-13. This Zoning By-law Amendment applies to two separate properties:

1. The severed and retained parcels of application B-06-13
2. The existing lot at 275 Maple Grove Road which is developed with a single detached dwelling.

For the purpose of this single Zoning By-law amendment, the by-law will apply two "parcels" of land shown in the attached key map. 'Parcel A' includes the vacant retained parcel of application B-06-13. The purpose of the Zoning By-law amendment is to rezone 'Parcel A' from the existing Agricultural-12 (A-12) zone to the Agricultural-66 (A-66) zone. The A-66 zone would permit this vacant lot to be used in accordance with the Agricultural zone (which currently applies to this parcel) and will establish the following special provisions:

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|---|-----------------------|
| (a) Minimum Lot Area | 0.637 ha (1.57 acres) |
| (b) Minimum Lot Frontage | 65.33m (214.3 feet) |
| (c) MDS I exemption (carried forward under Section 4.22 of the Zoning By-law) | |

This Zoning By-law amendment will also have the effect of rezoning 'Parcel B' which is comprised of the severed parcel of consent B-06-13 and the existing residential property at 275 Maple Grove Road, which are to be merged into a single property. The Zoning By-law Amendment will have the effect of rezoning 'Parcel B' from the existing Agricultural-12 (A-12) zone to the Rural Residential-75 (RR-75) zone. The RR-75 zone will recognize the existing use of this property for a single detached dwelling. The RR-75 zone will apply only to 'Parcel B' comprised of the severed parcel of consent B-06-13 and the existing parcel identified as 275 Maple Grove Road and will establish the following special provisions:

- | | |
|--|----------------------|
| (a) Minimum Lot Area | 0.32 ha (0.80 acres) |
| (b) Minimum rear yard depth for the existing deck shall be as existing | |

Additional Applications

Properties are the subject of an application for consent for a lot line adjustment (File number B-06-13).

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.

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 Municipal Board.

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 may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Information

Additional information relating to the proposed Zoning By-law Amendment is available for inspection at the Township office at the address given below during regular office hours.

A copy of this notice is also available at the Township Office.

Dated at the Township of Cramahe this 18th day of December, 2013.

Jennifer Sisson
Planning Coordinator
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Colborne, Ontario, K0K 1S0
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