



**Notice of a Complete Application & Public Meeting
Concerning an Official Plan Amendment
D09-BIG-01-24**

TAKE NOTICE that the Council of the Corporation of the Township of Cramahe has received a complete application for an amendment to the Township of Cramahe's Official Plan and is notifying the public in accordance with Section 22 of the *Planning Act*.

This application has been assigned **File Number D09-BIG-01-24**.

Public Hearing:

A Public Meeting for the above noted application is scheduled for **Tuesday March 12th 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: 816 1690 7934.

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/81616907934?pwd=SmhTbHpRcW5lVW82V05vNkNxaUdTZz09>

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 Official Plan Amendment are located at 218 Orchard Drive and legally described as Part of Lot 34, Concession 3, Township of Cramahe. A key map is attached showing the location of the subject lands.

Purpose and Effect of the Official Plan Amendment

The purpose of this Official Plan Amendment is to add the uses currently permitted by the Temporary Use By-law 2022-45 to the permitted uses in the Employment Designation in the Town of Cramahe Official Plan on a site-specific basis. The uses to be added include "petting zoo", "off-leash dog park" and "parking areas". These uses have been permitted through the Temporary Use By-law for a two-year term, as they contribute to the commercial use of the existing business (The Big Apple) on Part Lot 33.

The applicant is also proposing a new storage warehouse facility and additional parking. The storage warehouse use is permitted in the Employment Designation; however it is not permitted in the Rural (RU) Zone in the Township of Cramahe Comprehensive Zoning By-law 08-18 and will require a Zoning By-law Amendment which will be pursued after the approval of the Official Plan Amendment.

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 amendment. Written submissions can be sent electronically to vheffernan@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 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 Official Plan 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. Please note that the final approval of the Official Plan Amendment application is made by the Ministry of Municipal Affairs and Housing.

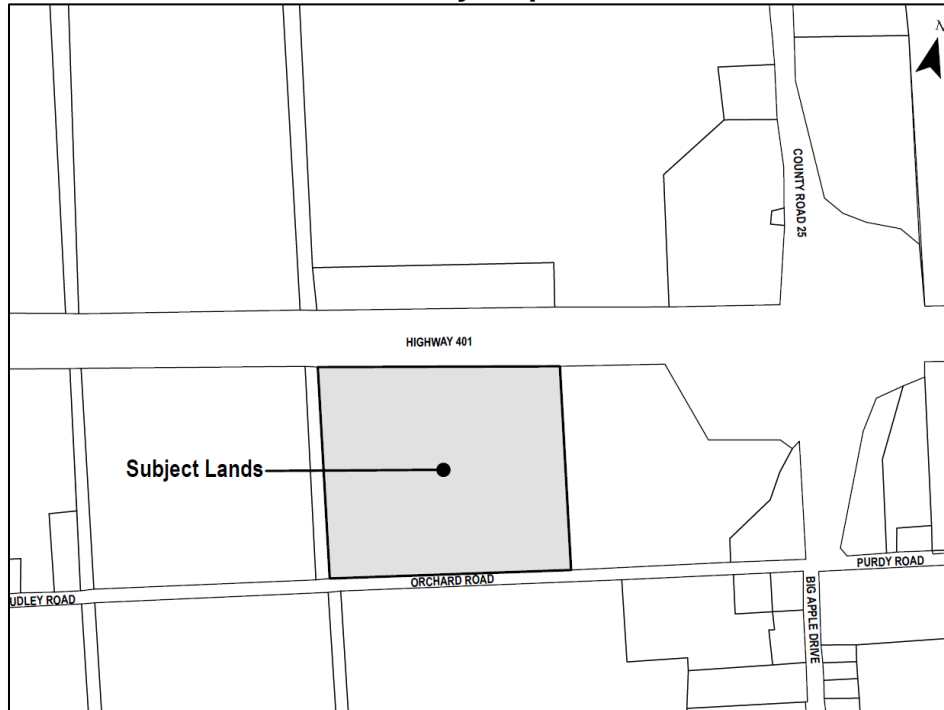
Additional Information

Additional information relating to the proposed amendment 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 20th day of February, 2024.

Victoria Heffernan
Manager of Planning and Development
Township of Cramahe
1 Toronto Street
Colborne, ON, K0K 1S0

Official Plan Amendment D09-BIG-01-24
218 Orchard Drive, Part of Lot 34, Concession 3
Key Map



Key Map – Aerial Image

