



**Notice of a Complete Application & Public Meeting
Concerning a Zoning By-Law Amendment
D14-BIG-05-25**

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-BIG-05-25**.

Public Hearing:

Council will be considering the above noted applications at a public meeting scheduled for **Tuesday May 13th, 2025 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 **1-647-374-4685 or 1-647-558 0588**. Below is the meeting ID and password used to access the scheduled meeting.

Meeting ID: 83894893525.

You can also join the meeting through the following link:

<https://us02web.zoom.us/j/83894893525>

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 zoning by-law amendment are located on the lands formally known as 218 Orchard Road, and are municipally known as Concession 3, Part Lot 34, Township of Cramahe. 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 in order to establish permanent zoning to allow for commercial activities on the subject lands and to also include the following additional uses: a petting zoo, dog park, and commercial parking lot associated with The Big Apple. In addition, the purpose will also include a site specific exception to permit a maximum height of 12 meters for any structure.

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 planning@cramahe.ca, or can be dropped in the mail 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.

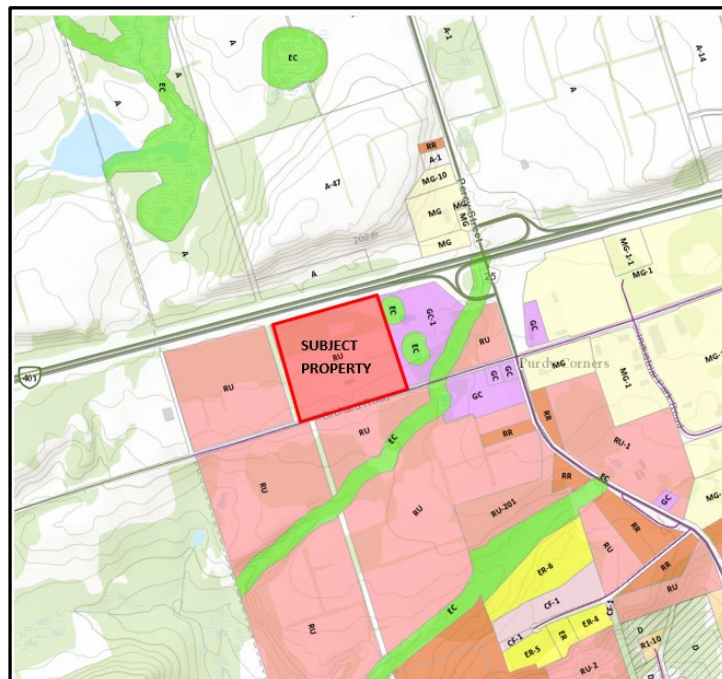
Additional Information

Additional information relating to the proposed Zoning By-law Amendment is available for inspection on the Township website. A copy of this notice is also available at the Township Office.

Dated at the Township of Cramahe this 18 day of April 2025.

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

Zoning By-law Amendment D14-BIG-05-25 218 Orchard Road Key Map



Corporation of the Township of Cramahe

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