



**Notice of a Complete Application & Public Meeting
Concerning an Official Plan Amendment and a Zoning By-Law Amendment
D09-FID-02-24 and D14-FID-13-24**

****PLEASE NOTE CHANGE IN MEETING DATE AND TIME****

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 Official Plan and the Township of Cramahe Comprehensive Zoning By-law No. 08-18, as amended, and is notifying the public in accordance with Sections 22 and 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 Official Plan Amendment and Zoning By-law Amendment.

Date and Time of Meeting: Tuesday, January 28th, 2025, at 5:30p.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: 838 9489 3525**.

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 amendments are located at 512 Purdy Road, Part 3, Plan 38R-4115; Part of Lot 28, Concession 3, in the Township of Cramahe. A key map is attached showing the location of the subject lands.

Purpose and Effect of the Official Plan and Zoning By-law Amendments

These Amendments are required to introduce planning policies and regulations to include a contractor's yard and future dry industrial/commercial uses as permitted uses within the Employment Area designation in the Official Plan and within the General Industrial Exception xx (MG-xx) in the Zoning By-law. There is an existing wetland on the property and is proposed to be rezoned to Environmental Conservation (EC) Zone.

The purpose and effect of Amendment No. 22 to the Official Plan for the Township of Cramahe is to change the land use designation on the subject property from "Rural" to "Employment Areas" to allow a contractor's yard as a permitted use.

A Zoning By-law Amendment application is also required to implement the Official Plan Amendment and rezone the property from "Special Rural (RU-1) Zone to General Industrial

Exception xx (MG-xx) Zone” to provide site-specific zoning. The zoning amendment is proposed to permit a contractor’s yard as a permitted use within the Rural zoning and to permit the storage of equipment, material, products and vehicles, which are not associated with the landscaping operation. There is an existing wetland identified on the property which is proposed to be rezoned to the “Environmental Conservation” (EC) Zone.

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 Official Plan and Zoning By-law 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) 355-2821. 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 would otherwise have an ability to appeal the decision of the Council of the Township of Cramahe to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cramahe before the proposed amendments are adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Township of Cramahe before the proposed Official Plan Amendment is adopted and/or 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Adoption of Official Plan and/or Zoning By-law Amendment

If you wish to be notified of the decision of the Township of Cramahe on the proposed official plan amendment and/or the zoning by-law amendment, you must make a written request to the Township of Cramahe. This request can be mailed to 1 Toronto Street, P.O. Box 357, Colborne, Ontario K0K 1S0.

Additional Information

Additional information relating to the proposed Official Plan and 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 8th day of January, 2025.

Planning Department
Township of Cramahe
1 Toronto Street, P.O. Box 357
Colborne, Ontario K0K 1S0
Email: vheffernan@cramahe.ca

Key Map D09-FID-02-24 and D14-FID-13-24



Corporation of the Township of Cramahe

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