TOWNSHIP OF RAMARA

# Notice

## Notice of Complete Application and Public Meeting Concerning Proposed Zoning By-law Amendments

**Take Notice** that the Council of The Corporation of the Township of Ramara deemed the following application a "Complete" application under Sections 22 and 34 of the *Planning Act* on the 10th day of November, 2026.
**AND TAKE NOTICE** that the Council of The Corporation of the Township of Ramara will hold a public meeting to consider a proposed Zoning By-law Amendment and extension request for the existing temporary zoning permissions, pursuant to Sections 34 and 39 of the *Planning Act*, R.S.O. 1990, c.P.13.

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| **File Number:** | Z-2/25 & Z-3/25 | |
| **Subject Property:** | 8213 Rama Road | |
| **Legal Description:** | Part Rama Island RP 51R-8571; PART 1 | |
| **Owner:** | JILL GORDON HOLDINGS INC | |
| **Agent:** | MORGAN Planning and Development Inc (Jonathan Pauk) | |
| **Application Type** | **Complete Zoning By-law Amendment Application File Z-2/25** | **Temporary Zoning Extension Request File Z-3/25** |
| | Hamlet to Hamlet Special Provision "xx" (H-xx) and Natural Area Protection (NAP) | Hamlet Special Provision 14 – Temporary (H-14-T) |

| Date and Time | Meeting Location |
|---|---|
| Monday December 7, 2026 Commencing at 9:30 A.M. | Council Chambers (2297 Highway 12, Brechin) and Zoom Platform |

### Purpose and Effect:

The proposed Zoning By-law Amendment (Z-3/25) would rezone the property from 'Hamlet (H)' to 'Hamlet Special Provision XX (H-XX)' to permit a veterinary clinic as an additional use.

The application also requests relief from certain zoning requirements, including:

- Reduction in required parking spaces to Fifteen (15), instead of sixteen (16) as required by the Zoning By-law;
- A reduced landscape buffer along the southern interior lot line, from 2.0 metres to 1.7 metres.

In addition, the applicant has applied to extend the existing temporary zoning ('H-14-T'), which is scheduled to expire on December 3, 2026.

Through File Z-3/25, Council approved the temporary veterinary clinic, operating from trailers on the property, on June 3, 2025, for a period of eighteen (18) months. The requested extension would permit the temporary use to continue for an additional twelve (12) months while the application for the permanent veterinary clinic is being processed.

### Information Available:

Additional Information relating to the proposed amendments is available for inspection upon request at the Municipal Office by contacting the Planning Department between 9:00 a.m. and 4:30 p.m.,
(705) 484-5374 or by email to planning@ramara.ca. To view a copy of this notice and the draft amendments, visit www.ramara.ca/planningnotices

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### Notification of Decision:

If you wish to be notified of Council's decision regarding the proposed Zoning By-law Amendments, you must submit a written request to the Municipal Clerk using one of the methods below prior to Council rendering a decision.

**Written submissions:**

Any person may make a written submission either in support of, or in opposition to, the Zoning By-law Amendments. Signed written submissions will be accepted by the Municipal Clerk prior to the meeting. **Submissions may be sent** electronically to clerks@ramara.ca, faxed to (705) 484-0441, deposited in the mail drop box at the Township Administration Office or mailed. (Address provided at the end of this notice)

*Please ensure your name and address are included, as required for the public record.*

**Oral and written submissions – appeal:**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township or Ramara to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Ramara before 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 the Township of Ramara 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 Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant and Council.

Dated at the Township of Ramara this 13th of November, 2026.

| Clerks Department | Planning Department |
|---|---|
| P. 705-484-5374 ext. 261<br>E. Clerks@ramara.ca | P. 705-484-5374 ext. 251<br>E. Planning@ramara.ca |
| **Township Administration Office Address:** 2297 Highway 12, PO Box 130, Brechin ON, L0K 1B0 | |

**LOCATION MAP- 8213 Rama Road**

