

**PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
AFFECTING THE TOWNSHIP OF PELEE**

TAKE NOTICE that the Council of the Corporation of the Township of Pelee will hold a public meeting on Wednesday, October 16th, 2019 at 8:00 pm at the Royal Canadian Legion to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning change.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Pelee before then Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Township of Pelee to the Local Planning Appeals Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Pelee before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed amendments is available for inspection during regular office hours at the Township Office, 1045 West Shore Road, Pelee Island, Ontario (519) 724-2931; or online at: <https://pelee.org>.

**DATED AT THE TOWNSHIP OF PELEE
THIS 25TH DAY OF SEPTEMBER, 2019**

**Janice Hensel,
Chief Administrative Officer/Clerk
Township of Pelee
1045 West Shore Road
Pelee Island, Ontario N0R 1M0
(519) 724-2931**

PURPOSE & EFFECT: The proposed Zoning By-law Amendment would permit the development of an undersized park on the lands legally described as Part of Lot 32, Registered Plan 338; as illustrated in the attached schedule. By-law 2012-24 is amended by amending Schedule "A" to change Zone symbols applying the lands as shown from "OS-1" zone to an "OS-3" zone.

The application also proposes that:

1. Section 13.4 (a)(ii) be amended to include a Minimum Lot Area of 2.7ha (6.7 ac) and a Minimum Lot Frontage of 70M (230 ft);
2. Section 13.4 Special Provisions be amended by adding the following clauses: OS-3 (i) Additional Permitted Use – "Public Park"

This by-law amends the Township of Pelee Zoning By-law 2012-24. Key Map(s) showing the location of the lands are the attached Schedule "A".

NOTIFICATION OF DECISION: If you wish to be notified of the decisions of the Township of Pelee on the proposed Zoning By-law Amendment, you must make a written request to:

**Janice Hensel, Chief Administrative Officer/Clerk
Township of Pelee
1045 West Shore Road
Pelee Island, Ontario
N0R 1M0**

Schedule A

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GROUND OBSERVATIONS USING THE CANADIAN NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (01° WEST LONGITUDE) COORDINATE VALUES ARE TO AN UNBIAZED ACCURACY IN ACCORDANCE WITH SECTION 14(2) ORIG 210/10

| | | |
|----------|---------------|--------------|
| POINT ID | NORTHING | EASTING |
| ORP-A | 415180248.773 | 61105177.631 |
| ORP-B | 415180252.589 | 61104947.829 |

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

| PART | LOT | CON/PLAN | P.I.N. | AREA |
|------|----------------|---------------------|------------|-------------|
| 1 | PART OF LOT 32 | REGISTERED PLAN 338 | 75112-0214 | 0.173 acres |

PART 1 COMPRISES PART OF P.N. 75112-0214

PLAN 12R- RECEIVED AND DEPOSITED

DATE

AUGUST 1, 2019

REPRESENTATIVE FOR LAND SURVEY DIVISION OF ESSEX COUNTY

BRAND COUD ONTARIO LAND SURVEYOR

PLAN OF SURVEY OF PART OF LOT 32, REGISTERED PLAN 338 IN THE TOWNSHIP OF PELEE COUNTY OF ESSEX, ONTARIO VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.

SCALE: 1"=40'



LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991533

ALL MONUMENTS SHOWN THEREIN TO ARE IRON BARS (IB) UNLESS OTHERWISE NOTED

DIAGNOSIS 1" x 1" x 4'-0" STANDARD IRON BAR

DIAGNOSIS 3/4" x 5/8" x 3'-0" ROUND STANDARD IRON BAR

DIAGNOSIS 3/4" diameter x 2'-0" ROUND IRON BAR

DIAGNOSIS CUT CROSS

DIAGNOSIS SURVEY MONUMENT (SM)

DIAGNOSIS SURVEY MONUMENT SET AND MARKED 1744

DIAGNOSIS SURVEY MONUMENT SET AND MARKED 1744

DIAGNOSIS SET (S) IN NOTES MARKED (S) OBJECTS DEED

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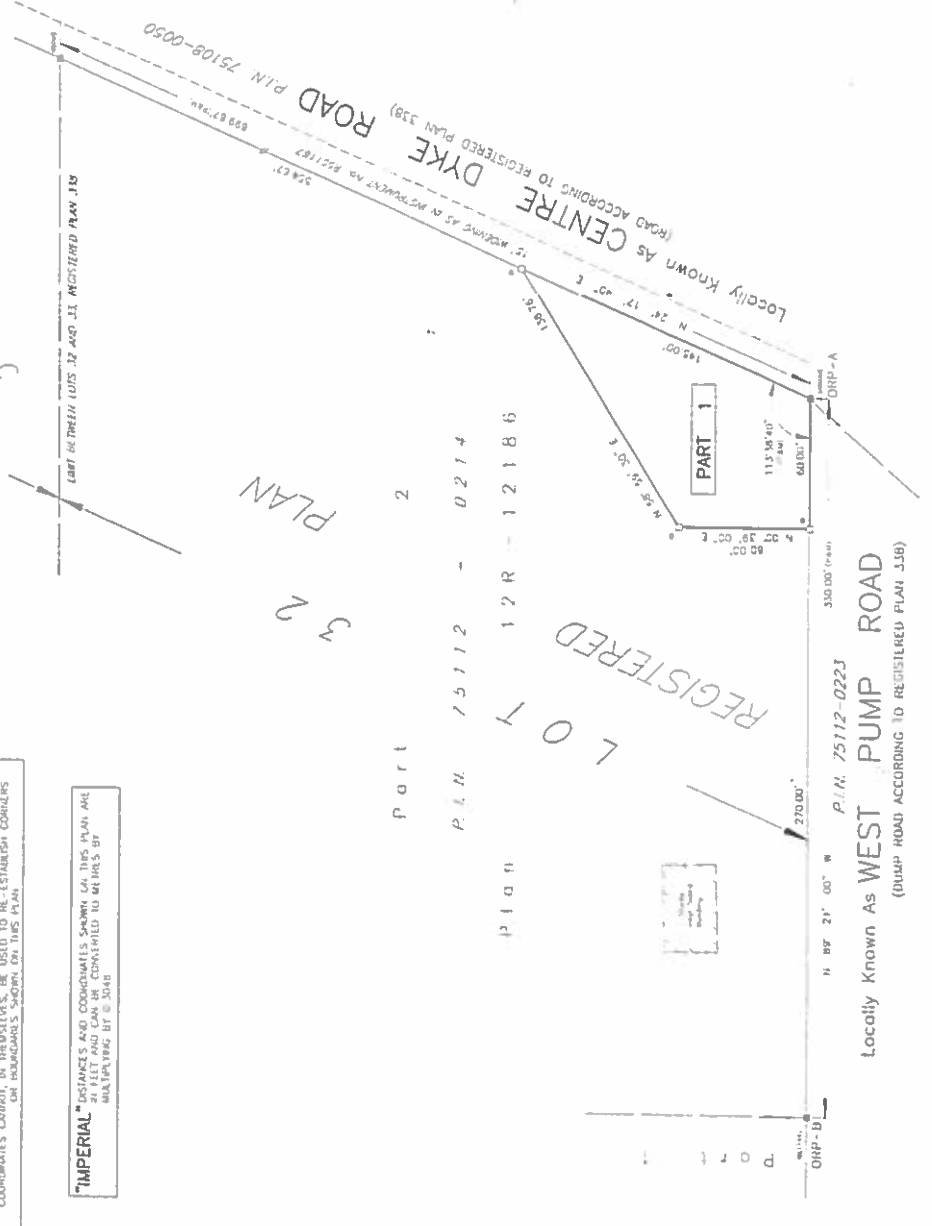
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SURVEYOR'S CERTIFICATE

- I CERTIFY THAT THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT
- THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM
- THIS SURVEY WAS COMPLETED ON THE 16th DAY OF AUGUST, 2019

DATE AUGUST 1, 2019

WINDSOR
944 Oxford Street
Windsor, ON N9A 2E1
Tel: 519-258-1773
Fax: 519-258-1788

VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.
LEAMINGTON
1877 Lakeshore Blvd E
Leamington, ON N8W 1L8
Tel: 519-322-2813
Fax: 519-322-2813

ONTARIO LAND SURVEYORS
CAD File: 19-48-015-00 Aug
E-Plan: 19-48-015-00 Aug
E-Plan: 19-48-015-00 Aug
G-3529