



## COMMITTEE OF ADJUSTMENT

### NOTICE OF PROVISIONAL DECISION

APPLICATION NO. C02-2019/PELEE FARMS INC.

**IN THE MATTER OF** the *Planning Act*, R.S.O., 1990 C.p.13, Section 53, as amended.

**AND IN THE MATTER OF** the premises described as Registered Plan 35; 328 ,Part Lot 24; Part Lot 5 and known municipally as 1169 West Shore Road in the Township of Pelee.

**AND IN THE MATTER OF AN APPLICATION** by Pelee Farms Inc., under Section 53 of the *Planning Act*, R.S.O. 1990, c.P.13 to sever one commercial lot from the front of the farm parcel. The farm parcel will retain approximately 38.1 metres of frontage along West Shore Road.

**No oral/written submissions were received in opposition to the subject application.**

**DECISION:** That the severance noted above is **GRANTED** with the following provisions:

1. That conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the *Planning Act*, RSO 1990, as amended. If the conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused.
2. That a plan of survey be prepared by an Ontario Land Surveyor in a form suitable for registration be submitted to the Township.
3. At the time of development or site alteration, the owner must contact a qualified consultant or have discussions with Ministry of Natural Resources and Forestry (MNR) to determine if an Environmental Impact Assessment is required.
4. That all financial obligations to the Township of Pelee be paid in full.

#### REASONS:

#### REASONS FOR PROVISIONAL DECISIONS:

A plan of subdivision is not required for the orderly development of the land. Provided that the conditions of consent are satisfied the proposed severance:

- i) Are consistent with the Provincial Policy Statement and adequately address the matters in Section 51(24) of the *Planning Act* to be considered; and;
- ii) Conforms with the Township of Pelee Island Official Plan.

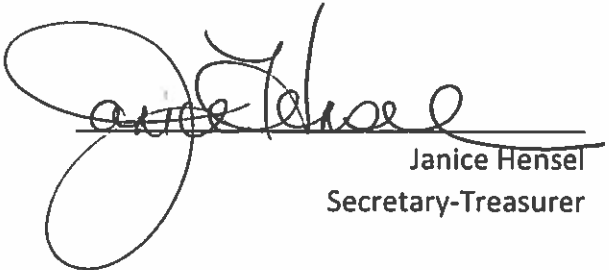
DATED AT THE TOWNSHIP OF PELEE this 30<sup>th</sup> day of September, 2019.

LAST DAY OF APPEAL: October 17th, 2019

MEMBERS CONCURRING WITH DECISION MADE ON SEPTEMBER 27, 2019

Dayne Malloch, Chairman  
Randy Gardner, Member  
Danielle Truax, Member

I, Janice Hensel, Secretary-Treasurer of the Committee of Adjustment for the Township of Pelee hereby certify that this is a true copy of the decision of the Committee of Adjustment handed down at a Public Hearing.



Janice Hensel  
Secretary-Treasurer

#### **APPEALS**

Only individuals, corporations and public bodies may appeal decisions in respect of minor variance applications to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or body. However, a notice of appeal may be filed in the name of an individual who is a member of the group or the association.

**Any notice of appeal shall set out the reasons for the appeal. The notice of appeal accompanied by the prescribed fee under the Local Planning Tribunal Act, 2017 shall be filed with the Secretary Treasurer of the Committee of Adjustment. The prescribed fee is \$300.00 for the first appeal and \$25.00 for each subsequent appeal. Certified cheques or money orders are to be made payable to the Minister of Finance.**