



THE CORPORATION OF THE  
*Township Of Pelee*

1045 West Shore Road Pelee Island, ON N0R 1M0 website: www.pelee.org  
Tel: 519-724-2931 Fax: 519-724-2470

**FORM 1**  
**PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED**  
**NOTICE OF THE PASSING OF A ZONING BY-LAW BY**  
**THE CORPORATION OF THE TOWNSHIP OF PELEE**

**TAKE NOTICE** that the Council of the Corporation of the Township of Pelee passed **By-Law No 2019-41** on the **16<sup>th</sup> day of October 2019**, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

**PURPOSE, EFFECT & LOCATION OF ZONING BY-LAW AMENDMENT (Application File No. ZBA02-2019)**

The purpose of the amendment is to rezone lands to create a site specific, residential building lot and permit the development of a single-family dwelling/cottage. The zoning by-law amendment changes the zone symbols from "C1-Commercial Zone" to an "R1-6 - Residential Zone" and amends Subsection 6.4 by adding the following:

- (i) Lot Area (Minimum): 565 m<sup>2</sup> (6081.61 ft<sup>2</sup>)
- (ii) Front Yard Setback: 0.3 m (1 ft)
- (iii) Rear Yard Minimum: 6.096 m (20 ft)

The lands affected by the Amendment are legally described as Part of Lots 26-27, Reference Plan 438, located on North Shore Road in the Township of Pelee.

**EFFECT OF PUBLIC CONSULTATION ON DECISION**

No oral submissions were made at the Public Meeting by members of the Public.

A written submission from the Essex Region Conservation Authority (ERCA) in support of the amendment was received and read into the minutes.

**AND TAKE NOTICE** that any individual, corporation or public body may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law by filing **no later than 4:30 p.m. on November 7<sup>th</sup>, 2019**, a notice of appeal with the Clerk of the Corporation of the Township of Pelee, which must set out the reasons for the appeal and must be accompanied by the prescribed fee of \$300.00 payable to the Minister of Finance by certified cheque or money order. The appeal must also be accompanied by the completed LPAT appeal form. If you wish to appeal to the Local Planning Appeal Tribunal (LPAT), a copy of an appeal form is available from the Tribunal website at <http://elto.gov.on.ca/tribunals/lpat/forms/> or by contacting the Township.

**A COPY** of the amendment and any additional information relating to the Zoning By-law Amendment, is available for inspection during office hours at the Township Office. Any questions related to the By-law should be directed to Janice Hensel, Chief Administrative Officer/Clerk.

**Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.**

**No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.**

**Privacy Disclosure:** As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

**DATED** at the Township of Pelee this 18<sup>th</sup> day of October, 2019