



CORPORATION OF THE TOWNSHIP OF PELEE
NOTICE OF PUBLIC MEETING
PROPOSED HOUSEKEEPING ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Pelee will hold a public meeting on **Tuesday, July 11th, 2023, commencing at 4:00 p.m. at the Royal Canadian Legion Branch 403 at 1169 W Shore Rd, Pelee Island, ON**, to consider a proposed amendment to the Township of Pelee Zoning By-law 2012-24 under Section 34 of the Planning Act, RSO 1990 cP.13.

THE PROPOSED AMENDMENT TO THE ZONING BY-LAW No. 2012-24 would introduce regulations pertaining to the use of shipping containers as accessory storage units. The following changes are proposed:

- A definition of a “*shipping container*” is proposed to be added to clearly define this type of structure;
- The addition of zoning provisions which will prohibit the permanent placement of shipping containers as storage units in all areas of the Township **other than Residential, Industrial Zones and Agricultural Zones**. For those areas not zoned Residential, Industrial or Agricultural, the temporary use of shipping containers for moving purposes or on construction sites will be permitted subject to regulations such as limiting the duration of the temporary placement of a shipping container, specifying setback distance from lot lines to maintain proper spatial separation and safe sight lines, and restricting the number of containers per property and the maximum size of a container; and,
- For Residential, Agricultural and Industrial Zones, the use of permanent shipping containers for storage would be allowed subject to the following provisions:
 - (i) shall require building permits;
 - (ii) shall only be permitted as accessory structures;
 - (iii) shall not be used for human habitation, office use, display, advertising, screening or fencing;
 - (iv) shall only be located in the side yard or rear yard provided it:
 - a) is screened from view if the side yard or rear yard abuts a street or properties zoned other than industrial or agricultural;
 - b) complies with the lot coverage and accessory buildings and setback requirements of the zone;
 - c) is not located in any required parking areas or landscaped areas/buffer;
 - (v) shall be included in the calculation of lot coverage;
 - (vi) shall not be stacked one on top of the other; and,
 - (vii) the maximum number of shipping containers on Agricultural and Industrial properties shall be limited to two (2) unless the shipping containers are used in transportation of goods and materials in which case no maximum shall apply.
- (i) the maximum number of shipping containers on a residential property shall be limited to one (1), no exceptions.

The proposed amendment is general in nature and applies to various properties throughout the Township of Pelee, therefore no key map has been provided in this notice. The proposed by-law is located on the Township’s website on the Municipal Notices page at www.pelee.org/municipality/notices/.

The proposed Amendment to the Zoning By-law is in conformity with the policies of the Official Plan.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Pelee to the Local Planning Appeal 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment (File # ZBA02-2023), including a copy of the draft Zoning By-law, is available for inspection at the Township of Pelee at 1045 W Shore Rd, Pelee Island, ON during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Township website www.pelee.org. If you wish to be notified of the passage of the proposed by-law you must make a written request to the Township at the address below.

DATED at the Township of Pelee this 16th day of June, 2023.

Heather Garrett
Township Planner

Kristine Horst
Township Administrator
& Clerk

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