

THE CORPORATION OF THE TOWNSHIP OF PELEE

BY-LAW NO. 2019 - 40

A BY-LAW to amend By-law No. 2012-24

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PELEE
HEREBY ENACTS AS FOLLOWS:

1. By-law No. 2012-24 is amended by amending Schedule "A" to change Zone Symbols applying to the lands as shown on Schedule "A-1" attached hereto and forming part of the By-law, from "OS-1" Zone to an "OS-3" Zone.

2. That Subsection 13.4 a) Special Provision OS-1 be deleted and replaced by the following:

"(a) OS-1

(i) Additional Permitted Use

Trap and skeet outdoor shooting range

(ii) Additional Regulations

Minimum Lot Area 2.7ha (6.7 ac.)
Minimum Lot Frontage 70 m (230 ft.)"

3. Subsection 13.4 Special Provisions is amended by adding the following clauses:

"(a) OS-3

(i) Additional Permitted Use

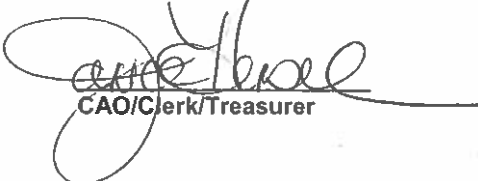
Public Park"

4. (a) If no notice of appeal to this By-law is filed with the Clerk of the Corporation of the Township of Pelee within the time prescribed, this By-law shall thereupon come into force and shall take effect from the date of its final passing.

(b) If notice of appeal to this By-law is filed with the Clerk of the Corporation of the Township of Pelee within the time prescribed by the regulations, the By-law does not come into force until approved by the Local Planning Appeal Tribunal, or as otherwise prescribed by the Planning Act R.S.O. 1990.

Read a first and second time and FINALLY PASSED this 16th day of October, 2019.


Mayor - Raymond Durocher


CAO/Clerk/Treasurer

1st Reading -
2nd Reading -
3rd Reading -

The Corporation of the Township of Pelee
 Regular Meeting of Council
 COUNCIL RESOLUTION

Date: October 16, 2019

Resolution 2019- 196	
Moved by: Dave Defellis	Seconded by: Dajme Malloch

“Be it Resolved that the Council of the Corporation of the Township of Pelee hereby adopts By-Law 2019-40; Being a By-Law to Amend By-Law 2012-24.”

RESOLUTION RESULT	RECORDED VOTE	
	YES	NO
CARRIED		
DEFEATED		
DEFERRED		
REFERRED		
PECUNIARY INTEREST DECLARED		
RECORDED VOTE (SEE RIGHT)		
WITHDRAWN		
MAYOR-Raymond Durocher	CAO-Janice Hensel	
<i>Ray Durocher</i>	<i>Janice Hensel</i>	

The above is a certified to be true copy of resolution number 2019 –

Janice Hensel
 CAO/Clerk

Zoning By-Law Amendment

Re: Erika Braithwaite
3701 011 000 15210 0000
2875 West Pump Road
Plan 338 PT Lot 32
Located in the Township of Pelee

Date notices sent: Sept 25/19.

Notices sent by: [Signature]

Owner:
Erika Braithwaite
965 West Shore Road
Pelee Island, ON N0R 1M0

Pelee Farms Inc
265 Homeward Road
Pelee Island, ON N0R 1M0

Madonna Gemus
6108 Snake Lane
Old Castle, ON N0R 1L0

Pelee Island Winery & Vineyards
455 Seacliff Dr
Kingsville, ON N9Y 2K5

Ministry of Natural Resources
Attention: Brad Connor
615 John St N
Aylmer, ON N5H 2S8

Ministry of Municipal Affairs & Housing
Municipal Services Office – Western
Attention: Erick Boyd, Manager (A) - Planning
659 Exeter Rd, 2nd Flr
London, On N6E 1L3
Please file with the application

Notices Posted:
Royal Canadian Legion
Pelee Island Co-operative
Township of Pelee

ERCA

**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**

PLAN 12R-
RECEIVED AND DEPOSITED

DATE: AUGUST 1, 2019

DATE: AUGUST 1, 2019

REPRESENTATIVE FOR LAND AND REGISTERED FOR THE LAND TITLES DIVISION OF ESSEX (12)

BRIAN COAD
ON-CALL LAND SURVEYOR

PARTS SCHEDULE

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 PIN 75112-0214

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-MET NETWORK SERVICE AND THE NAD83 (GSA85) (2011) DATUM. COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.G. 215/10

POINT ID	NORTHING	EASTING
DMP-A	N31802748.773	E1185177.691
DMP-N	N31802752.590	E1184847.879

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PLAN OF SURVEY
OF
PART OF LOT 32,
REGISTERED PLAN 338
IN THE
TOWNSHIP OF PELEE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN - STUBBERFIELD - 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 CORNER SCALE FACTOR OF 0.99981524

ALL MONUMENTS SHOWN UNLESS OTHERWISE NOTED

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

DEMOTES 1/2" x 1/2" x 2" x 2" SHORT STANDARD IRON BAR

DEMOTES 3/4" x 3/4" x 2" x 2" ROUND IRON BAR

DEMOTES 1/2" x 1/2" x 2" x 2" ROUND IRON BAR

DEMOTES 30mm x 30mm STEEL PIN

DEMOTES SURVEY MONUMENT SET AND MARKED 1744

DEMOTES PERPENDICULAR

DEMOTES REFERENCE POINT

DEMOTES OBSERVED REFERENCE POINT

SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN L&D OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

DEMOTES SET PROPORTIONALLY

DEMOTES DIMENSION UNKNOWN

DEMOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC. O.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THIS SURVEY WAS COMPLETED ON THE 16th DAY OF JULY, 2019.

DATE: AUGUST 1, 2019

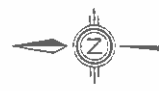
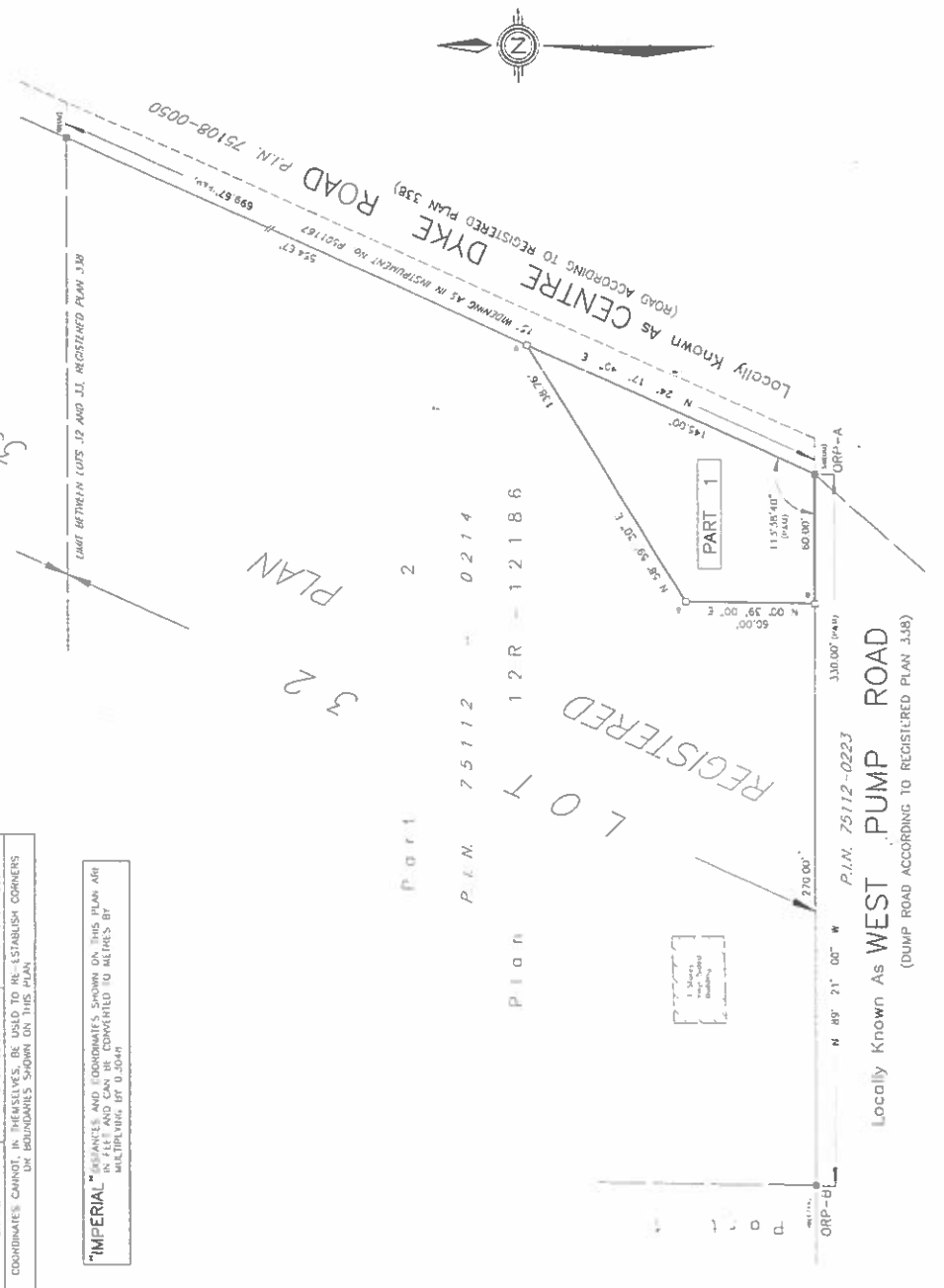
BRIAN COAD
ON-CALL LAND SURVEYOR
FOR VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC.

LEAMINGTON
187 Talbot Street East
Ph: (519) 222-2235
Fax: (519) 222-2915
www.verhaegensurveyors.com

WINDSOR
844 Ontario Street
Ph: (519) 258-1772
Fax: (519) 258-1781

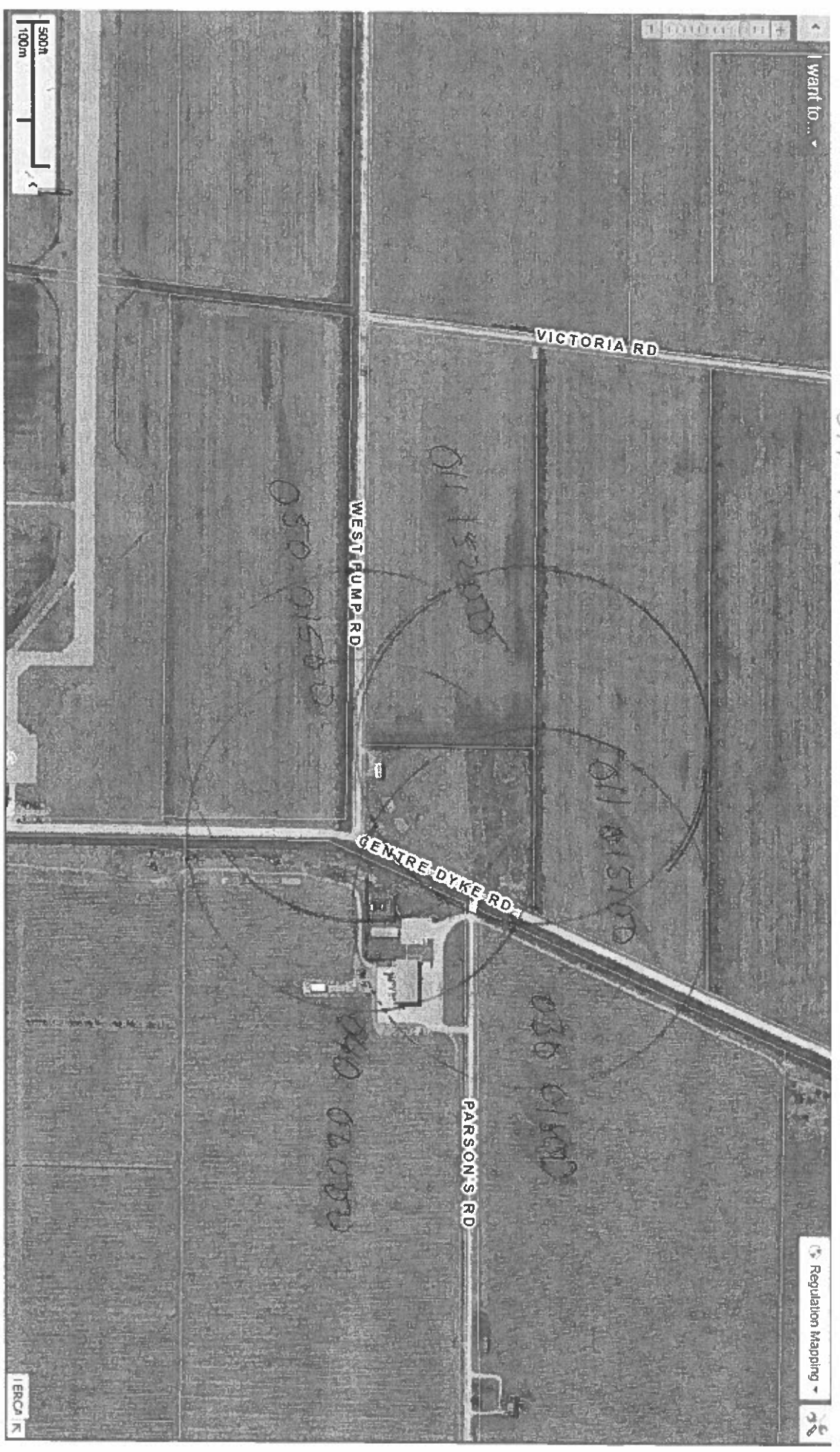
ONTARIO LAND SURVEYORS
CAD Guild, August 1, 2019 8:40 AM
CAD No: 19-48-045-00
www.ols.com

PRINTED BY: CLM BC
WATERMARK: 19-48-045-00 1:1
E: (PELLE)338-3
G-3529



want to...

Regulation Mapping



Madonna Genus
 6108 Shate lane
 Old Castle, ON
 N0R 1L0

Pelee Farms
 265 Homeward

Winery + Vineyards
 455 Seaclyp Dr
 Burgin, ON
 N9Y 2K5

Plan 338 PT
 LOT 32. 6.90AC

011 10410