

The Corporation of the Township of Pelee

By-Law No. 1593

Being a By-law to amend the Official Plan for the Township of Pelee
(Southwest Corner of East West Road and Curry Dyke Road)

NOW THEREFORE The Council of the Corporation of the Township of Pelee **HEREBY ENACTS AS FOLLOWS:**

THAT Amendment No. 4 to the Official Plan for the Township of Pelee, consisting of the attached map, is hereby adopted;

AND THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. 4 to the Official Plan for the Township of Pelee;

AND THAT this by-law will take effect on the 9th day of December, 2002 and its short title shall be "McVeigh Amendment".

Passed this 9th day of December, 2002.


Deputy Mayor

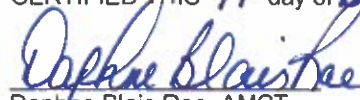
(c/s)


Clerk-Treasurer

Clerk's Certificate

I, Daphne Blais Rae, Clerk-Treasurer of the Township of Pelee, DO HEREBY CERTIFY the foregoing to be a true and complete copy of the By-law No. 1592 of the Corporation of the Township of Pelee in the Province of Ontario, duly passed at a meeting of the Council of the Corporation of the Township of Pelee, on the 9th day of December, 2002 and that this By-law is in full force and effect

CERTIFIED THIS 17 day of December 2002


Daphne Blais Rae, AMCT
Clerk-Treasurer

AMENDMENT NO. 4

TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF PELEE

(Southwest Corner of East West Road and Curry Dyke Road)

PREPARED ON BEHALF OF THE
TOWNSHIP OF PELEE,
1045 WEST SHORE ROAD,
PELEE ISLAND, ONTARIO
NOR 1M0
(519) 724-2931

AMENDMENT NO. 4 TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF PELEE

CLERK'S CERTIFICATE

I, DAPHNE BLAIS RAE, Clerk of the Township of Pelee, DO HEREBY CERTIFY the foregoing to be a true copy of Amendment No. 4 to the Official Plan for the Township of Pelee adopted by By-law No. *1593* ~~2002~~ passed by Council of the said Corporation of the Township of Pelee, on the 9th day of December, 2002.

CERTIFIED THIS *10* day of *December*, *2002*.

Daphne Blais Rae

DAPHNE BLAIS RAE, CLERK

This Amendment No. 4 to the Official Plan for the Township of Pelee, which has been adopted by the Council for the Corporation of the Township of Pelee is hereby approved in accordance with Section 21 of the Planning Act, R.S.O. 1990 as Amendment No. 4 to the Official Plan for the Township of Pelee.

December 10 2002
DATE

Daphne Blair Rae

AMENDMENT NO. 4 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF PELEE

TABLE OF CONTENTS

	<u>Page</u>
OFFICIAL DOCUMENTATION PAGES	
- The Clerk's Certificate Page	i
- The Adopting By-law	ii
THE CONSTITUTIONAL STATEMENT	iii
PART A - THE PREAMBLE	1
Purpose of the Amendment	1
Basis of the Amendment	1
PART B - THE AMENDMENT	2
Details of the Amendment	2
Implementation of the Amendment	2
PART C - THE APPENDICES	3
Appendix 1 - Planning Analysis	3
Appendix 2 - Public Participation	3

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and map, constitutes Amendment No. 4 to the Official Plan for the Township of Pelee.

Also attached is PART C - THE APPENDICES which does not constitute part of this amendment. These appendices contain the planning considerations and public involvement associated with this amendment.

PART A - THE PREAMBLE

Purpose of the Amendment

The purpose of Official Plan Amendment No. 4 is to change the land use designation on approximately .598 acres of land described as Part of Lot 45, Registered Plan 35, Township of Pelee, County of Essex designated as Part 1 on Plan 12R-6346 shown on Schedule "A-2", attached hereto and forming part of this amendment from "Agricultural" to "Rural Residential".

Basis of the Amendment

The land that is the subject of this amendment is situated at the southwestern end of the Township. Currently, the subject property is not used for agricultural purposes and will not be in the future. There is currently one dwelling on the subject property and there is significant area for a second dwelling to be constructed. The subject property is in the vicinity of other Rural Residential lands and this is a logical extension of that designation.

PART B - THE AMENDMENT

Details of the Amendment

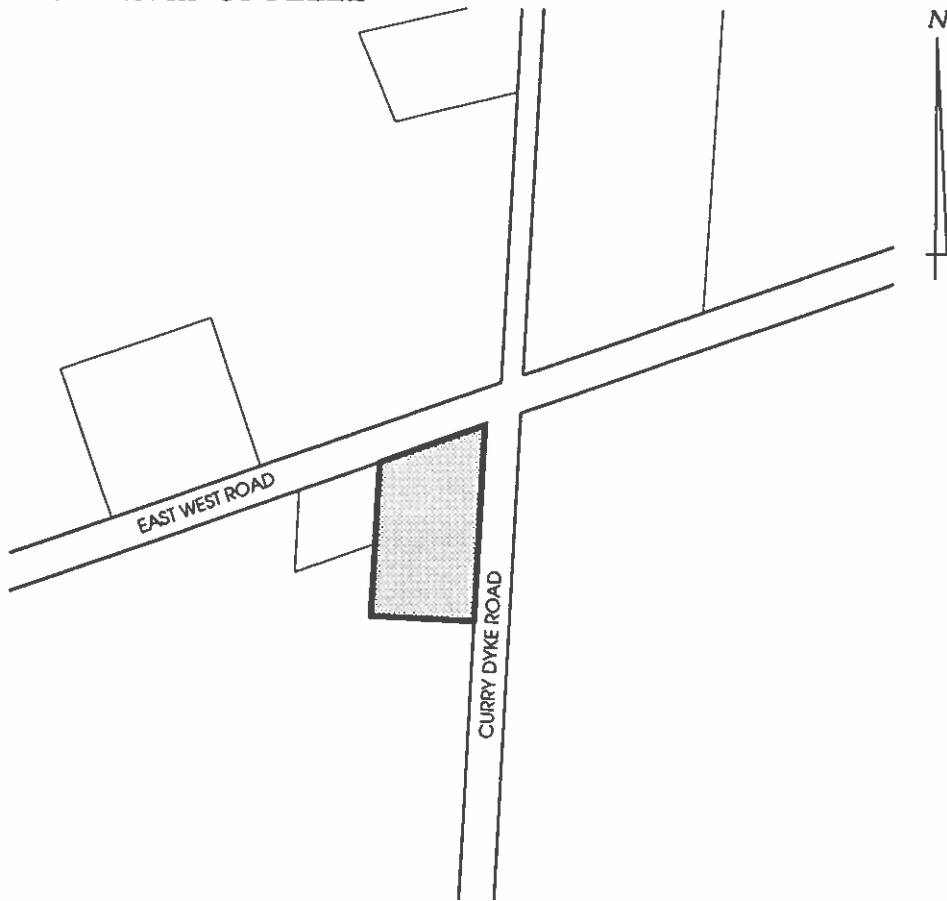
The Official Plan for the Township of Pelee, as amended, is hereby further amended as follows:

Schedule "A-2", Land Use Plan to the Official Plan for the Township of Pelee, is hereby amended by changing the land use designation on Part of Lot 45, Registered Plan 35, Township of Pelee, County of Essex designated as Part 1 on Plan 12R-6346 shown on Schedule "A-2" attached hereto and forming part of this amendment from "Agricultural" to "Rural Residential".

Implementation of the Amendment

This amendment will be implemented through an amendment to the Zoning By-law and a severance.

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT NO. 4
PART OF LOT 45, REGISTERED PLAN 35
TOWNSHIP OF PELEE



Change from "Agricultural" to "Rural Residential"

PART C - THE APPENDICES

Appendix 1 - Planning Analysis

The purpose of Official Plan Amendment No. 4 to the Official Plan for the Township of Pelee is to change the land use designation on Schedule "A-2" the Land Use Plan, for Part of Lot 45, Registered Plan 35, Township of Pelee, County of Essex designated as Part 1 on Plan 12R-6346 as shown on Schedule "A-2" attached hereto and forming part of this Amendment from "Agricultural" to "Rural Residential". This change in designation will permit the creation of one addition residential lot.

The Official Plan for the Township of Pelee establishes a policy direction whereby future development should be encouraged on Pelee Island in an attempt to curb a sagging economy and a declining permanent population.

Paragraph c) of subsection 2.1.2 of Provincial Policy states that lot creation in prime agricultural areas is generally discouraged yet new lots for residential uses may be permitted for:

1. A farm retirement lot;
2. A residence surplus to a farming operation; and
3. Residential infilling.

Any new lot for residential uses will be limited to a minimum size needed to accommodate the residence and an appropriate sewage and water system.

The proposed is considered as residential infilling in keeping with the general intent of the Provincial Policy Statement. There are no reasonable alternatives which avoid prime agricultural areas as all of the Township of Pelee is virtually a prime agricultural area by Provincial definition.

Appendix 2 - Public Participation

The minutes of the public meeting held to consider this amendment are attached.