

**THE CORPORATION OF THE
TOWNSHIP OF PELEE
BY-LAW NUMBER
1617**

(Adoption of OPA ~~4~~⁶ to the Pelee Official Plan)

WHEREAS the Planning Act permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding Regulations;

AND WHEREAS the Council for the Corporation of the Township of Pelee supports the amendment as provided herein;

NOW THEREFORE the Council of the Corporation of the Township of Pelee, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 4 to the Official Plan for the Township of Pelee, consisting of the attached explanatory text and map, is hereby adopted;
2. 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~~⁶ to the Official Plan for Township of Pelee;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY ENACTED THIS 2ND DAY OF MAY, 2005.



BILL KRESTEL, MAYOR



HEATHER MARCHAND, CLERK

CORPORATE
SEAL OF
MUNICIPALITY

AMENDMENT NO. 4^b

TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF PELEE

(RESIDENTIAL DESIGNATION ON NORTH SIDE OF MAHONEY ROAD)

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.

May 2, 2005
DATE

Heather Marchant

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

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

I, Heather Marchand, Clerk of the Township of Pelee, certify that this is a ~~the original~~ duplicate
~~original~~ certified copy of Amendment No. 4 to the Official Plan of the Township of Pelee.



Heather Marchand, Clerk

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 planning designation on Schedule "A" of the Official Plan from "Agricultural" to "Residential". The change in land use designation would permit the creation of three new single unit residential dwelling lots. The dimensions of the subject property are 360 feet of frontage and 500 feet of depth. Each of the three proposed lots would be serviced with private water and sanitary sewage facilities. The subject property is described as Part of Lot 31, Registered Plan 35 in the Township of Pelee.

Basis of the Amendment

The Township of Pelee had received consent to sever applications to create three new residential lots. The existing Official Plan designation is Agriculture but the land use designation contained within the proposed new Official Plan is Residential. There is a residential area immediately east and abutting the subject property. In the opinion of the municipality, the westerly extension of that residential designation is a logical extension of a built up area. The proponent had hoped to have the change in land use considered as part of the new Official Plan, however, the new document is not expected to be complete for some time and accordingly sought to proceed on a site specific basis.

PART B - THE AMENDMENT

Details of the Amendment

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

1. Schedule "A", Land Use Plan for the Township of Pelee, as amended, is hereby further amended by changing the land use designation on those lands depicted on Schedule "A" attached hereto and forming part of this amendment from "Agricultural" to "Residential".

PART C - THE APPENDICES

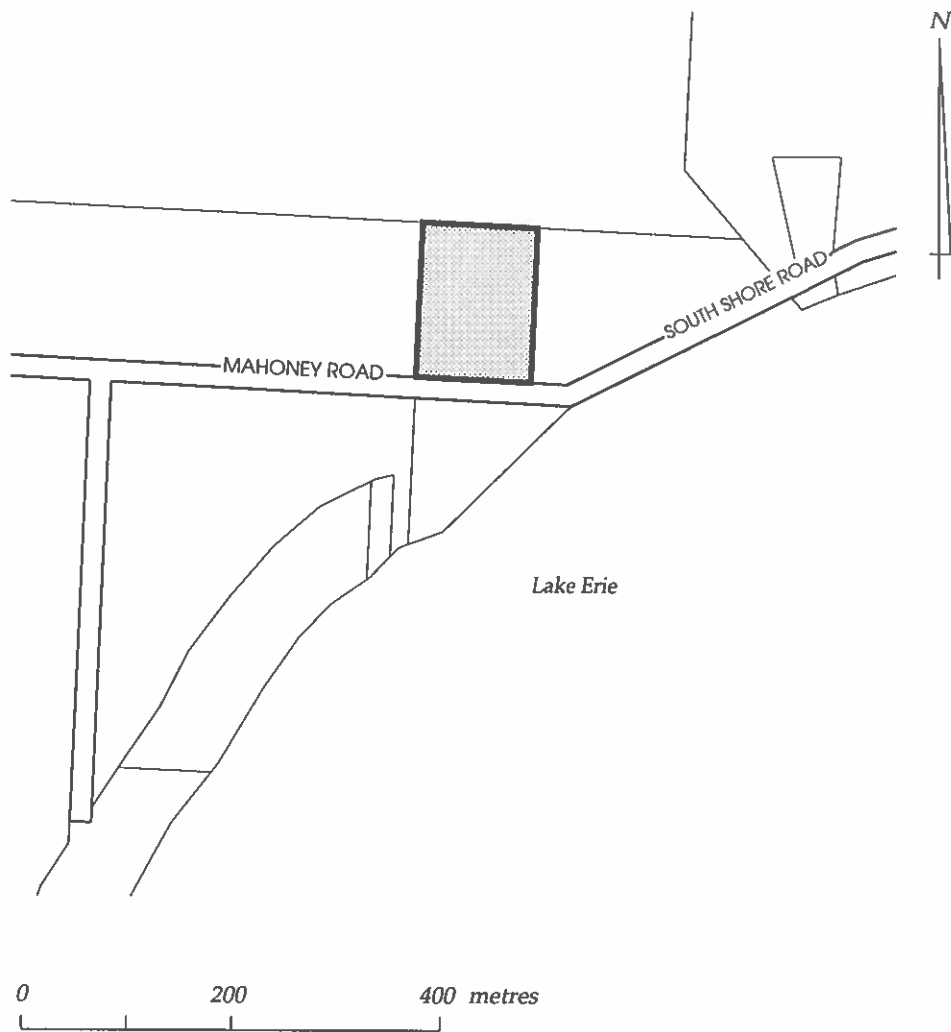
Appendix 1 - Planning Analysis

The planning analysis associated with this amendment has been submitted by the proponent's planner and is attached hereto.

Appendix 2 - Public Participation

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

SCHEDULE "A"
PART OF LOT 31, REGISTERED PLAN 35
TOWNSHIP OF PELEE



Change from "Agricultural" to "Residential"