

**Notice of the Passing of Zoning By-Law Amendment ZBA 01-2023
991 Henderson Road**

Take Notice that Council of The Corporation of the Township of Pelee has passed **By-law No. 2024-19** on May 28th, 2024 under Section 34 of the Planning Act, R.S.O. 1990.

And Take Notice that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. 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.

And Take Notice that 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Appeal to the Ontario Land Tribunal in respect of the by-law may be completed by filing with the Clerk of The Corporation of the Township of Pelee not later than **June 20th, 2024**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by the required fee made payable to the Minister of Finance. Upon receipt, the letter of appeal, a copy of the appeal form, which is available from the Ontario Land Tribunal website at www.olt.gov.on.ca, and other documents from the application file will be forwarded to Ontario Land Tribunal.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law and any associated information are available for inspection during regular office hours or at www.pelee.org.

For additional information, please contact Danielle Truax, Community Services Manager at danielle.truax@pelee.ca or at the Township Office 519-724-2931.

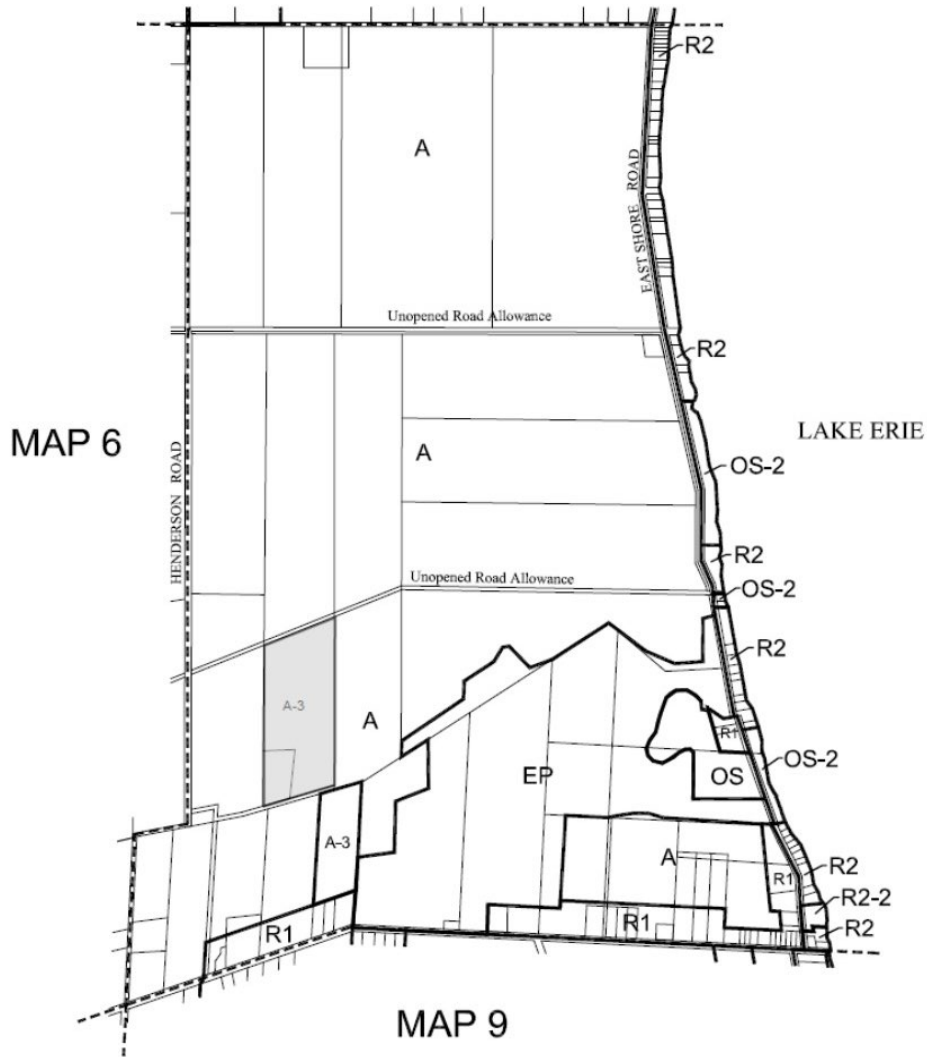
Dated at the Township of Pelee this 31st day of May, 2024.

Kristine Horst, Administrator, Clerk

Explanatory Note

By-law No. 2024-19 places the south portion of the farm parcel in a site-specific Agricultural Zone. The A-3 zone permits a new single detached dwelling to be constructed on the property, allows the existing single detached dwelling to remain as an additional dwelling unit and establishes site specific zone provisions related to the size of the additional dwelling, front lot line, lot area and frontage. No oral or written comments were received from the public in consideration of Zoning Bylaw Amendment Application ZBA 01-2023.

Schedule A Map 6 to Zoning By-law 2012-24, as amended by By-law No. 2024-19



Proposed New Single Detached Dwelling and Existing Structures

