

THE CORPORATION OF THE TOWNSHIP OF PELEE

BY-LAW No. 2024-19

Being a by-law to amend the Comprehensive
Zoning By-law No. 2012-24, as amended

Whereas By-law No. 2012-24, as amended, is a comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Corporation of the Township of Pelee;

And Whereas the Council of the Corporation of the Township of Pelee deems it appropriate to further amend By-law No. 2012-24;

And Whereas this By-law will conform with the Official Plan (approved September 2011) in effect for the subject lands;

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

1. That Schedule A, Map 6 of By-law 2012-24 as amended is hereby further amended by changing the zoning applied to the lands as shown on Schedule 'A-1' attached hereto and forming part of the By-law, from the Agricultural (A) Zone to Agricultural (A-3) Zone.
2. That Section 2.0, Definitions of Zoning By-law 2012-24, as amended is further amended by the addition of the following definition to immediately follow a) ACCESSORY DWELLING UNIT:

"aa) "ADDITIONAL DWELLING UNIT" means a dwelling unit contained or attached to the primary dwelling unit and/or a secondary single detached dwelling unit on the same lot as the primary dwelling unit, accessory to the primary dwelling unit."
3. That Section 2.0, Definitions of Zoning By-law 2012-24, as amended is further amended by the addition of the following definition to immediately follow b) BACHELOR DWELLING UNIT:

"c))"SECOND DWELLING UNIT" – See "ADDITIONAL DWELLING UNIT"
4. That Section 5.0, Agricultural (A) Zone of Zoning By-law 2012-24, as amended is hereby further amended by the addition of subsection 5.4 c) as follows:

"5.4 c) Defined Area A-3 as shown on Map 6, Schedule 'A' of this By-law.

a) Permitted Uses
As set out in Section 5.1 of this By-law, including a new single detached dwelling and an additional dwelling unit within the existing single detached dwelling.

b) Regulations

All lot and building provisions for the permitted uses, buildings and structures shall be in accordance with Section 5.2 of this By-law with the following exceptions:

The additional dwelling unit (west) shall be limited in size to the existing footprint, not including decks and landings.

The front lot line shall be considered the southern property line.

The requirement for frontage on a public road shall be as existing on May 28, 2024.

The minimum lot area shall be as existing on May 28, 2024.

c) Other

All other provisions of this By-law pertaining to lands zoned Agricultural (A) shall also pertain to lands zoned Agricultural (A-3).

5. This by-law shall take effect from the date of passing by Council and shall come into force and effect in accordance with Section 34 of the Planning Act R.S.O. 1990.

a. If no notice of appeal of 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 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 Ontario Land Tribunal (OLT) or as otherwise prescribed by the Planning Act R.S.O. 1990.

READ a first, second time and FINALLY PASSED this 28th day of May, 2024.

Original Signed By:

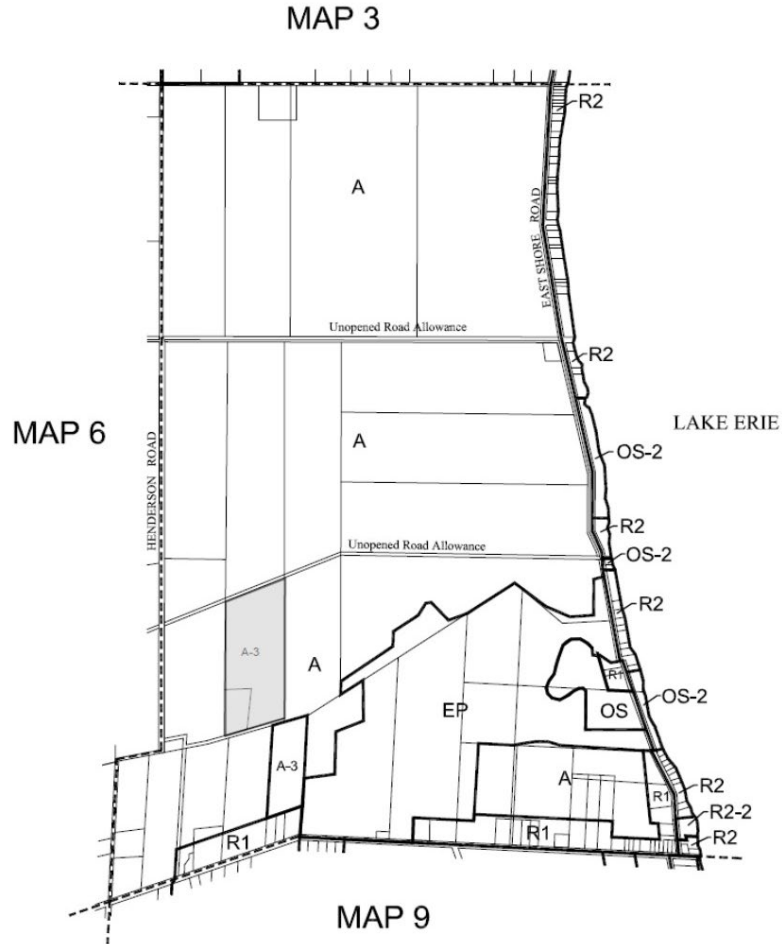
Mayor Cathy Miller

Original Signed By:

Kristine Horst, Administrator/Clerk

Schedule A-1 to By-law 2024-19

991 Henderson Road described Part of Lot 6, Plan 338



Change from Agricultural (A) Zone to Agricultural (A-3) Zone

This is Schedule A-1 to By-law No. 2024-19
Which amends Map 6 to By-law 2012-24,
Passed on the 28th day of May, 2024.

Original Signed By:

Mayor Cathy Miller

Original Signed By:

Kristine Horst, Administrator/Clerk