

## THE CORPORATION OF THE TOWNSHIP OF PELEE

### BY-LAW NO.-2024-27

A BY-LAW to amend the Comprehensive Zoning By-law No. 2012-24, as amended

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**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 3 of By-law 2012-24 as amended is hereby further amended by changing the zoning applying to the lands as shown on Schedule 'A' attached hereto and forming part of the By-law from Agricultural (A) Zone to Agricultural (A-5) Zone.
2. That Section 5.4 Special Provisions of Zoning By-law 2012-24, as amended is further amended by the addition of subsection 5.4 d) as follows:
  - 5.4. f) Defined Area A-6 as shown on Map 3, Schedule 'A' of this By-law.
    - i. Permitted Uses  
The uses permitted in the A Zone as indicated in subsection 5.1 of this By-law, including the additional permitted use of a single detached dwelling.
    - ii. Zone Provisions  
All lot and building provisions for the permitted uses, buildings and structures shall be in accordance with subsection 5.3 of this By-law.
    - iii. Other  
All other provisions of this By-law pertaining to lands zoned Agricultural (A) shall also pertain to lands zoned (A-6).
3. 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-

By-law 2024-27  
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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 25<sup>th</sup> day of June, 2024.

Original Signed By:

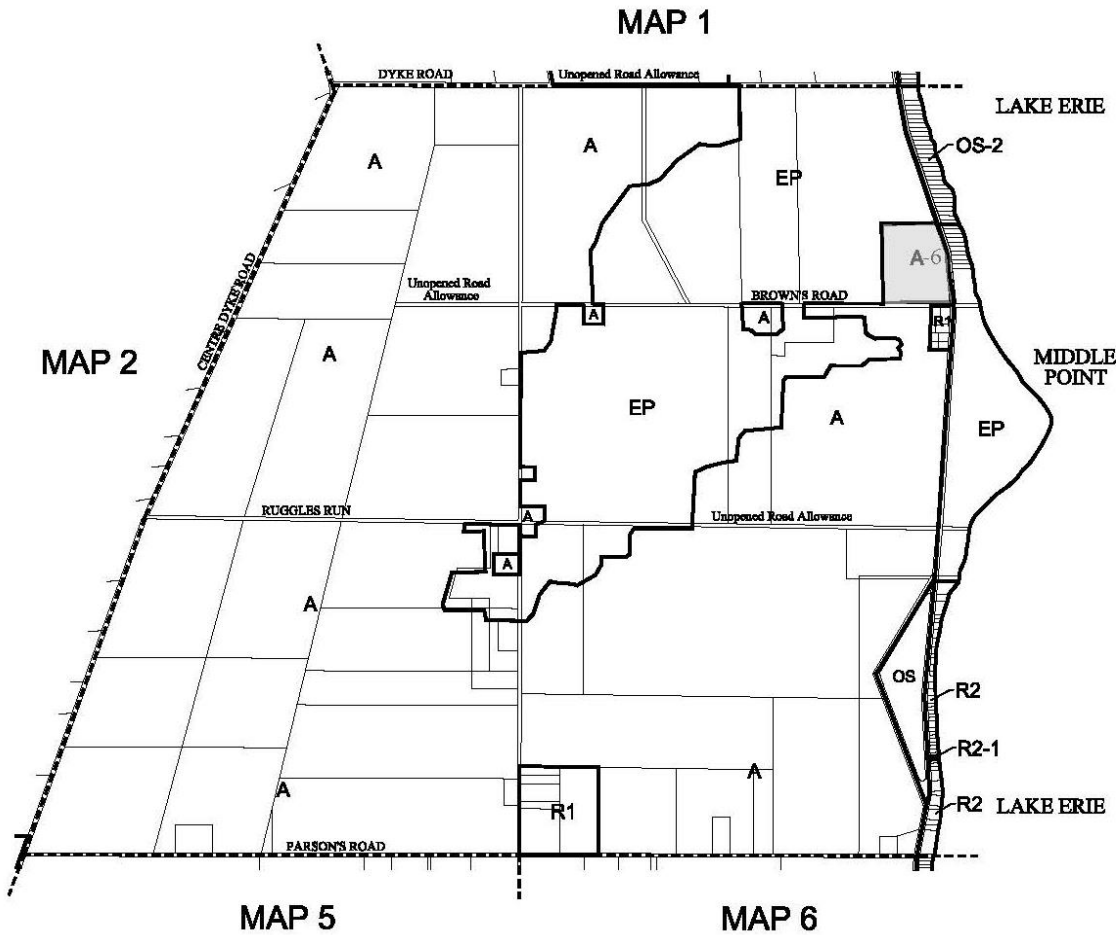
Mayor Cathy Miller

Original Signed By:

Kristine Horst, Administrator/Clerk

### Schedule A-1 to By-law 2024-27

173 Brown's Road being Pt. Lot 23, Plan 384



 Change from Agricultural (A) Zone to Agricultural (A-6) Zone

This is Schedule A to By-law No. 2024-27  
Which amends Map 3 of Schedule A to By-law 2012-24, as amended  
Passed on the 25th day of June, 2024.

Mayor Cathy Miller

Kristine Horst, Administrator/Clerk