



**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING  
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION ZBA 03-2024  
1033 CENTRE DYKE ROAD (DELELLIS FARMS LIMITED)**

**TAKE NOTICE** that the Council of the Corporation of the Township of Pelee has received a complete zoning by-law amendment application and will hold a public meeting on **Tuesday, July 23, 2024 commencing at 6:00 p.m. at the Royal Canadian Legion Branch 403 at 1169 W Shore Rd, Pelee Island, ON**, to consider a proposed amendment to the Township of Pelee Zoning By-law 2012-24 under Section 34 of the Planning Act, RSO 1990 cP.13.

**THE PROPOSED AMENDMENT TO ZONING BY-LAW No. 2012-24, as amended** seeks to change the zoning of the farm property located at **1033 Centre Dyke Road** legally described as Lots 23-25, Plan 338. The property is designated Agricultural in the Township Official Plan (2011) and is zoned Agricultural (A) under the provisions of Zoning By-Law 2012-2024, as amended. Zoning By-law Amendment Application ZBA 03-2024 has been submitted together with **Consent Application CO 06-2024** which is to be considered by the Committee of Adjustment for the creation of a surplus dwelling lot from the farm property. ZBA 03-2024 seeks to place the retained farm in a site specific A-7 zone to prohibit residential uses and structures, in accordance with the Provincial Policy Statement 2020 and as a condition of consent.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Zoning By-law Amendment.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Township of Pelee to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township before the by-law is passed, the person or public body is not entitled to appeal the decision.

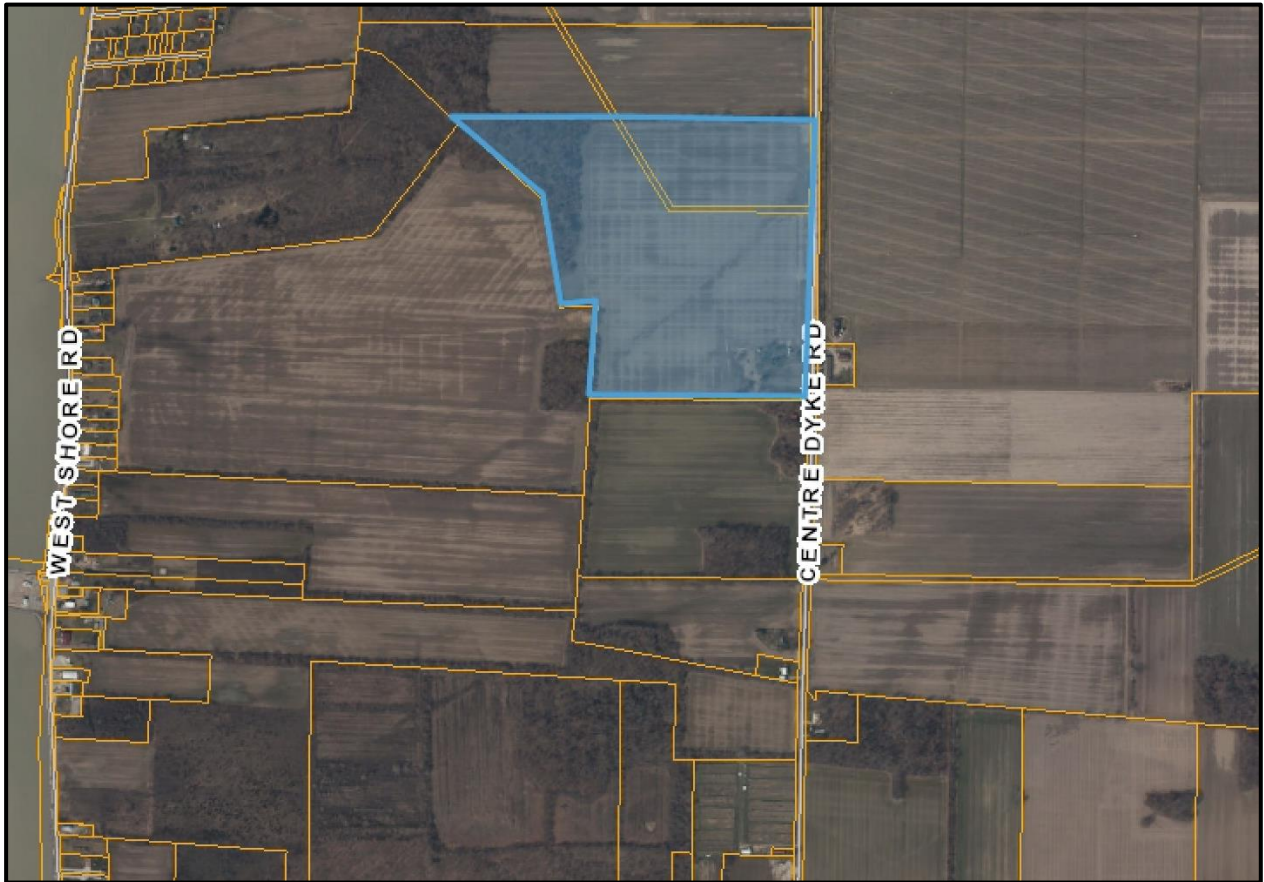
**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Township of Pelee before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment ZBA 03-2024, is available for inspection at the Township of Pelee at 1045 West Shore Rd, Pelee Island, ON during normal office hours being 8:30 a.m. to 4:30 p.m., at the Township website: [www.pelee.org](http://www.pelee.org) or by contacting [danielle.truax@pelee.ca](mailto:danielle.truax@pelee.ca). If you wish to be notified of the passage of the proposed by-law you must make a written request to the Township Clerk, 1045 West Shore Road, Pelee Island, Ontario N0R 1M0 or by email at [clerk@pelee.ca](mailto:clerk@pelee.ca).

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Township to remove it. If you want to learn more about why and how the Township collects your information, write to the Township Office, 1045 W Shore Rd, Pelee Island, ON N0R 1M0 or call 519-724-2931.

**DATED** at the Township of Pelee this 3<sup>rd</sup> day of July, 2024.

Key Map  
1033 Centre Dyke Road



Proposed Surplus Dwelling Lot

