

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION ZBA 02-2024
1 SHERIDAN POINT ROAD (PELEE ISLAND LAND & BUILDING CORP.)**

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 is for property located at 1 Sheridan Point Road. The property is designated for Residential land use in the Official Plan and is zoned Residential (R1) under the Zoning By-law. Zoning By-law Amendment Application ZBA 02-2024 has been submitted together with Consent Applications CO01-2024, CO02-2024, CO03-2024, CO04-2024 and CO05-2024 which are to be considered by the Committee of Adjustment for the creation of 5 new residential lots. The Residential (R1) requires a minimum lot frontage of 30m per lot. ZBA 02-2024 seeks to establish a site specific R1-9 zone which permits a minimum lot frontage of 27.95m as a condition to 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 02-2024, 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 or by contacting info@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.

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 3rd day of July, 2024.

**Key Map
1 Sheridan Point Road**



**Proposed Residential (R1-9) Zone
Minimum Lot Frontage – 27.95m**

