

**Notice of the Passing of Zoning By-Law Amendment ZBA 05-2024
390 North Shore Road**

Take Notice that Council of The Corporation of the Township of Pelee has passed **By-law No. 2025-01** on January 14th, 2025 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 **February 4, 2025**, 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 15th day of January, 2025.
Kristine Horst, Administrator, Clerk

Explanatory Note

By-law No. 2025-01 places the property located at 390 North Shore Road in a site-specific Residential 1 (R1-10) Zone. The R1-10 zone will permit a second detached dwelling unit to be constructed on the subject property, together with site specific zoning provisions to place limitations on the footprint of the existing dwelling, require an increased front yard setback of 44m for any new dwellings and accessory buildings, restrict the location of new parking spaces and limit expansions to the existing pole barn into the rear yard.

No Written or oral comments were received from the public in opposition and support of the consideration of Zoning Bylaw Amendment Application ZBA 05-2024 by Council.

Schedule A Map 1 to Zoning By-law 2012-24, as amended by By-law 2025-01

