

## THE CORPORATION OF THE TOWNSHIP OF PELEE

### BY-LAW NO. 2025 - 01

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 1 of By-law 2012-24 as amended is hereby further amended by changing the zoning applying to the lands as shown on Schedule 'A-1' attached hereto and forming part of the By-law from Residential (R1) Zone to Residential (R1-10) Zone.
2. That Section 6.0 Residential (R1) Zone of Zoning By-law 2012-24, as amended is further amended by the addition of the subsection 6.4 j):

6.4 j) Defined Area R1-10 as shown on Map 1, Schedule 'A' of this By-law.

i) Permitted Uses

One single detached dwelling unit, in addition to the existing 31m<sup>2</sup> single detached dwelling unit;

Buildings and uses accessory to the permitted uses in accordance with the provisions of subsection 3.1;

Home Occupation, in accordance with subsection 3.11 of this by-law.

ii) Zone Provisions

All lot and building provisions for the permitted uses, buildings and structures shall be in accordance with subsection 6.2 of this By-law with the following exceptions:

- a. Single detached dwelling unit
  - i. front yard setback of 44m (144 ft);
- b. Existing 31m<sup>2</sup> detached dwelling
  - i. Shall be limited to the to the current floor area (footprint);

- ii. New decks and landings shall be permitted in accordance with the provisions of subsection 6.2 and all other provisions pertaining to lands zoned Residential (R1) of this by-law shall apply;

iii) Other

All other provisions of this By-law pertaining to lands zoned Residential (R1) shall also pertain to lands zoned Residential (R1-10) with the following exceptions:

a. Parking

- i. The provision of required parking shall be in accordance with subsection 3.28 of this by-law, and shall be setback a minimum of 40m (144 ft) from the front lot line;

b. Accessory Buildings and Uses

- i. Shall be constructed in accordance with the provisions of Section 3.1, and shall be setback a minimum of 40m (144 ft) from the front lot line;
- ii. Expansions to the existing pole barn can be made in accordance with the provisions of Section 3.1, however shall not be permitted to extend into the side yards or front yard.

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-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.

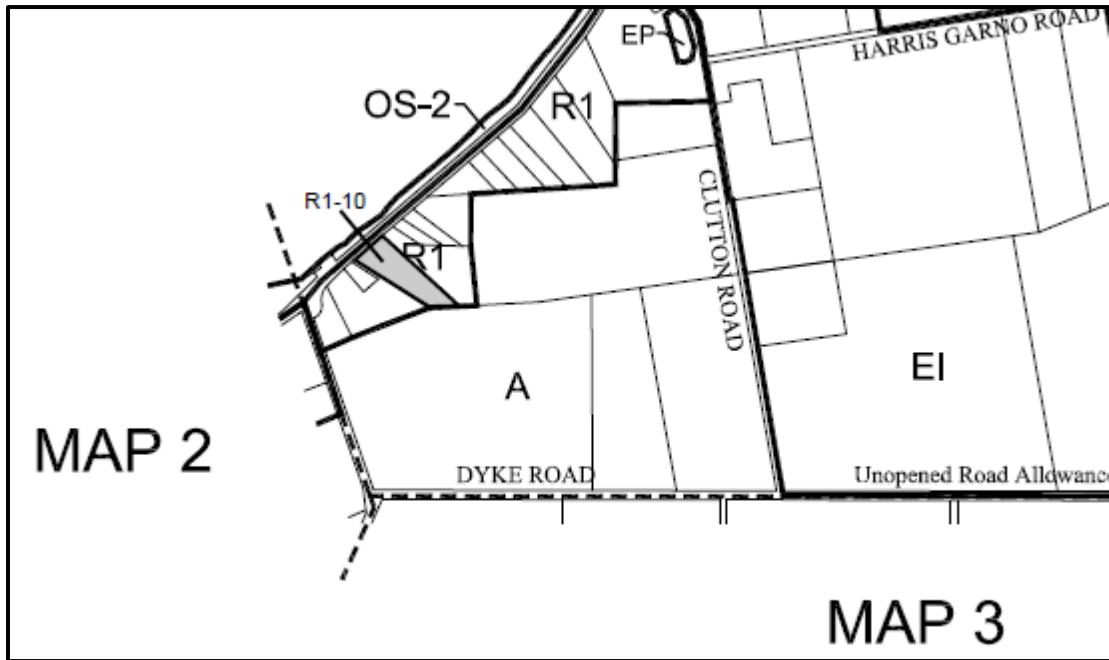
READ a first, second time and FINALLY PASSED this 14<sup>th</sup> day of January, 2025.


Mayor Cathy Miller

Kristine Horst, Administrator/Clerk

By-law 2025-01  
ZBA No. 05-2024

**Schedule A-1 to By-law 2025-01**  
390 North Shore Road being  
Part Lot 14, Plan 35 being Part 2, 12R-20614



 Change from Residential (R1) Zone to Residential (R1-10) Zone

This is Schedule A-1 to By-law No. 2025-01  
Which amends Schedule 'A' Map 1 to By-law 2012-24, as amended  
Passed on the 14th day of January, 2025.

Original Signed By:  
Mayor Cathy Miller

Original Signed By:  
Kristine Horst, Administrator/Clerk