

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION ZBA 01-2025
1 SHERIDAN POINT ROAD (PELEE ISLAND LAND & BUIDLING 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, February 25, 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 split zoned Residential R1 and R1-9 under the Zoning By-law. The subject property was recently granted provisional approval for the creation of 5 residential lots (CO 01-05 2024) fronting on Sheridan Point Road by the Committee of Adjustment. As well, Zoning By-law Amendment 02-2024 was approved by Council on July 23, 2024 to permit a reduced lot frontage for the new lots.

ZBA 01-2025 is now being brought forward to further amend the site specific R1-9 zone provisions for the newly created lots. The amendment proposes to first place the southern portion of the residential lots in a site specific Open Space (OS-3) zone to establish building restrictions for the purpose of addressing cultural heritage matters. Secondly, the amendment will amend the existing R1-9 zone provisions on the northern portion of the residential lots to permit second dwelling units subject to site specific provisions.

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. For more information about this matter, including information about appeal rights, contact (address, email address, website or other location or means by which information may be obtained from the municipality or planning board).

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment Application ZBA 01-2025, including information about participating in the meeting and maintaining your appeal rights is available at the Township of Pelee Office 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 CommunityServices@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 5th day of February, 2025.

