

The Public Meeting for ZBA 01-2025 originally scheduled for Tuesday February 25, 2025 has been RESCHEDULED. NEW Public Meeting details are provided below.

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 **virtual public meeting** on **Tuesday, March 11, 2025 commencing at 6:00 p.m.** 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.

Subject Property: 1 Sheridan Point Road

Topic: Public Meeting Zoning By-law Amendment ZBA 01-2025

Location of Hearing: Electronic Meeting via Zoom

Time: Tuesday March 11, 6:00 PM Eastern Time (Canada and US)

Join Zoom Meeting: <https://us02web.zoom.us/j/85222897573>

Meeting ID: 852 2289 7573

Dial by your location:

• +1 438 809 7799 Canada or • +1 507 473 4847 US

Find your local number: <https://us02web.zoom.us/u/kbtARmvzoc>

THE PROPOSED AMENDMENT to Zoning By-law 2012-24, as amended is for property located at **1 Sheridan Point Road**. The property was granted provisional approval for the creation of 5 residential lots (CO 01-05 2024) fronting on Sheridan Point Road by the Committee of Adjustment in 2024. As well, Zoning By-law Amendment ZBA 02-2024 was approved by Council on July 23, 2024 to create a site specific R1-9 zone to allow reduced lot frontages for the severed lots.

ZBA 01-2025 proposes to further amend the site specific R1-9 zone provisions as follows:

1. To place a portion of the severed lands in a site-specific Open Space (OS-4) zone to establish building restrictions for the purpose of addressing cultural heritage matters; and
2. To amend the existing R1-9 zone provisions to permit second dwelling units subject to site specific provisions.

If you wish to participate via Zoom, you must contact the Township Office at info@pelee.ca prior to the meeting and you will be provided with information on how to join the meeting electronically.

If you wish to submit written comments, correspondence must be received at the Township office no later than 12:00 pm on the date of the meeting. Comments can be submitted via email sent to CommunityServices@pelee.ca, regular post or personally delivered to the Township Office.

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 or by email at clerk@pelee.ca.

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.

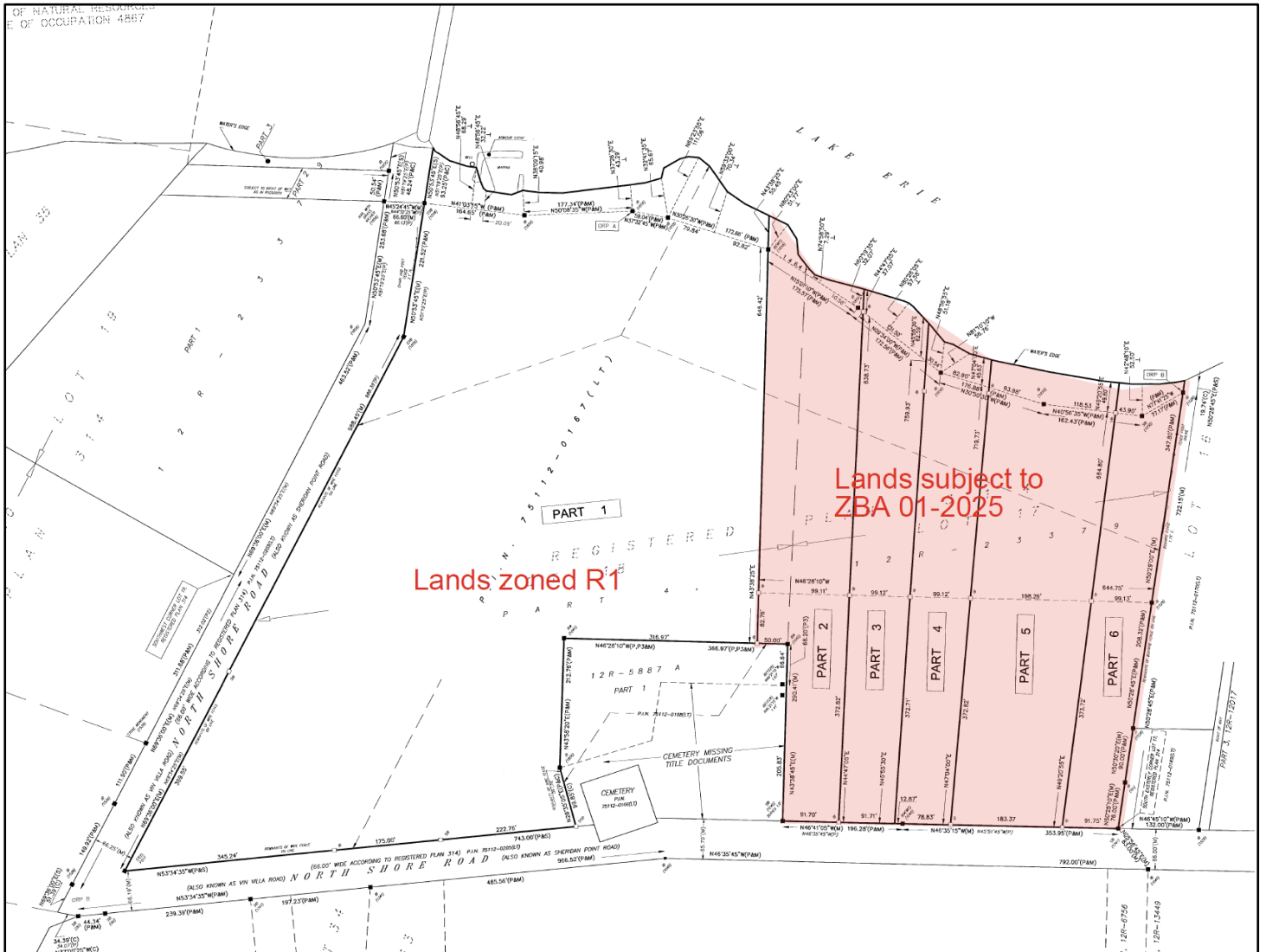
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Township of Pelee before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of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

ADDITIONAL INFORMATION relating to ZBA 01-2025, including information about participating in the virtual meeting and maintaining your appeal rights is available at the Township of Pelee at 1045 West Shore Rd, Pelee Island, Ontario during normal office hours being 8:30 a.m. to 4:30 p.m. or by contacting CommunityServices@pelee.ca. If you wish to be notified of the decision of the Council of the Corporation of Pelee on the proposed zoning by-law amendment 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.

**Key Map
1 Sheridan Point Road**



Lands subject to Proposed Amendments



DATED at the Township of Pelee this 19th day of February, 2025.