

**Notice of the Passing of Zoning By-Law Amendment ZBA 01-2025  
1 Sheridan Point Road**

**Take Notice** that Council of The Corporation of the Township of Pelee has passed **By-law No. 2025-20** on Tuesday, March 11, 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 **April 1<sup>st</sup>, 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](http://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](http://www.pelee.org). For additional information, please contact Danielle Truax, Community Services Manager at [danielle.truax@pelee.ca](mailto:danielle.truax@pelee.ca) or at the Township Office 519-724-2931.

Dated at the Township of Pelee this 12<sup>th</sup> day of March, 2025.

**Explanatory Note**

By-law No. 2025-20 amends the provisions of the R1-9 Zone to include an additional dwelling unit as a permitted use. This means a property with a principal dwelling will be allowed to construct a second unit on the property subject to the site specific rules. The by-law also places a portion of the subject property in an site specific Open Space (OS-4) Zone which allows conservation and passive recreational uses only and prohibits the construction of structures. The respective amendments are shown on Map 2 of Schedule A to Zoning By-law 2012-24, as amended. No written comments were received from the public in opposition or support. Upon responding to general inquiries, verbal comments received were in support of the approval of Zoning Bylaw Amendment Application ZBA 01-2025 by Council.

**Schedule A Map 2 to Zoning By-law 2012-24, as amended by By-law 2025-20**

