

NOTICE OF PUBLIC HEARING**HEARING DATE: Tuesday, September 1, 2020 at 4:00 pm****PLACE: This will be a virtual / electronic meeting****Town Council approved Committee of Adjustment Hearings to be held electronically during an Emergency through By-law 4231(2020).****The Town of Pelham Committee of Adjustment meeting live webcast will be streaming at: <https://www.youtube.com/user/TownOfPelham>**

Under Section 45 of the Planning Act, R.S.O. 1990, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A22/2020P**Subject Lands: 9 John Street, Town of Pelham****Legal Description: Part of Lot 10, Plan 670 (Parts 2 and 8 on 59R-16504)**

The subject land is located at the northwest corner of John Street and Stella Street, being Part of Lot 10, Plan 670 (Parts 2 and 8 on 59R-16504), in the Town of Pelham

**Nature and Extent of Relief/ Permission Applied for:**

The land is zoned Residential 'R1' in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for relief, in order to construct a residential dwelling, from:

Section 13.2 (c) "Maximum Lot Coverage" to permit a maximum lot coverage of 32.04% whereas the by-law permits 30%; and

Section 13.2 (f) "Minimum Exterior Side Yard" to permit a minimum exterior side yard of 3.06m whereas the by-law requires 5m.

PUBLIC HEARING: This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above noted application. Anyone wishing to register objections, support or comments concerning this application may present them in writing to the Secretary-Treasurer prior to the hearing and/or at the hearing, or make a verbal presentation at the hearing.

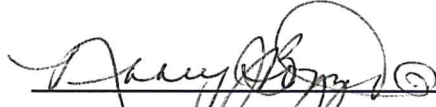
YOUR INPUT IS ENCOURAGED: The Committee would appreciate receiving your written and/or verbal comments regarding this application. Written comments must be submitted by **August 20, 2020**. If the Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection to the proposal. Should an extension be required, please contact the Secretary-Treasurer. Verbal comments will be received by the Committee at the electronic public hearing via Zoom. To participate in the virtual meeting to provide oral input, please pre-register with the Secretary Treasurer by sending an email to the email address noted below before 12:00pm noon on August 28, 2020. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of the Committee of Adjustments Decision. If you have not submitted written comments or pre-registered and wish to submit a comment during the meeting, you may livestream the meeting from our YouTube Chanel and e-mail comments to clerks@pelham.ca during the public comment portion of the application only. If your comments are not received during the public portion of the application, they will not be considered. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

It is highly recommended that the applicant or the authorized agent of the applicant be present at the hearing. Please note that if you do not attend at this hearing, the Committee may proceed in your absence and you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION: Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to:

Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1C0
905-892-2607 ext. 315 njbozzato@pelham.ca

For technical questions, please contact:
Curtis Thompson, Planner
905-892-2607 ext. 324 cthompson@pelham.ca



Nancy J. Bozzato, Dipl.M.M., AMCT
Town Clerk/Secretary-Treasurer

Date of Mailing: August 4, 2020

PLAN 59R-16504
RECEIVED AND DEPOSITED

I REQUIRE THIS PLAN
TO BE DEPOSITED UNDER
THE LAND TITLES ACT

DATE JULY 25, 2019

DATE August 16, 2019
M. Stephenson
REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF NIAGARA SOUTH
(No. 59)

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

SCHEDULE			
PART	LOT	PLAN	PIN
1	LOT 10	PLAN 670	ALL OF 64067-0226 (LT)
2			
3			
4			
5			
6			
7			
8			
			ALL OF 64067-0227 (LT)

PLAN OF SURVEY OF
LOT 10
PLAN 670
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
KIRKUP MASCOE URE SURVEYING LTD.
ONTARIO LAND SURVEYORS



- LEGEND
- DENOTES
 - SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - IRON PIPE
 - MEASURING TAPE
 - MEASURING WHEEL
 - NORTH SOUTH, EAST, WEST
 - N.S.E./W.
 - (OU)
 - (WIT)
 - PROPERTY IDENTIFIER NUMBER
 - OBSERVED REFERENCE POINT
 - PIN
 - ORP
 - P1
 - P2
 - PLAN 59R-15833
 - D. G. URE, O.L.S.
 - C. J. CLARKE, O.L.S.
 - F. D. REISMA, O.L.S.
 - (539)
 - (759)
 - (1495)

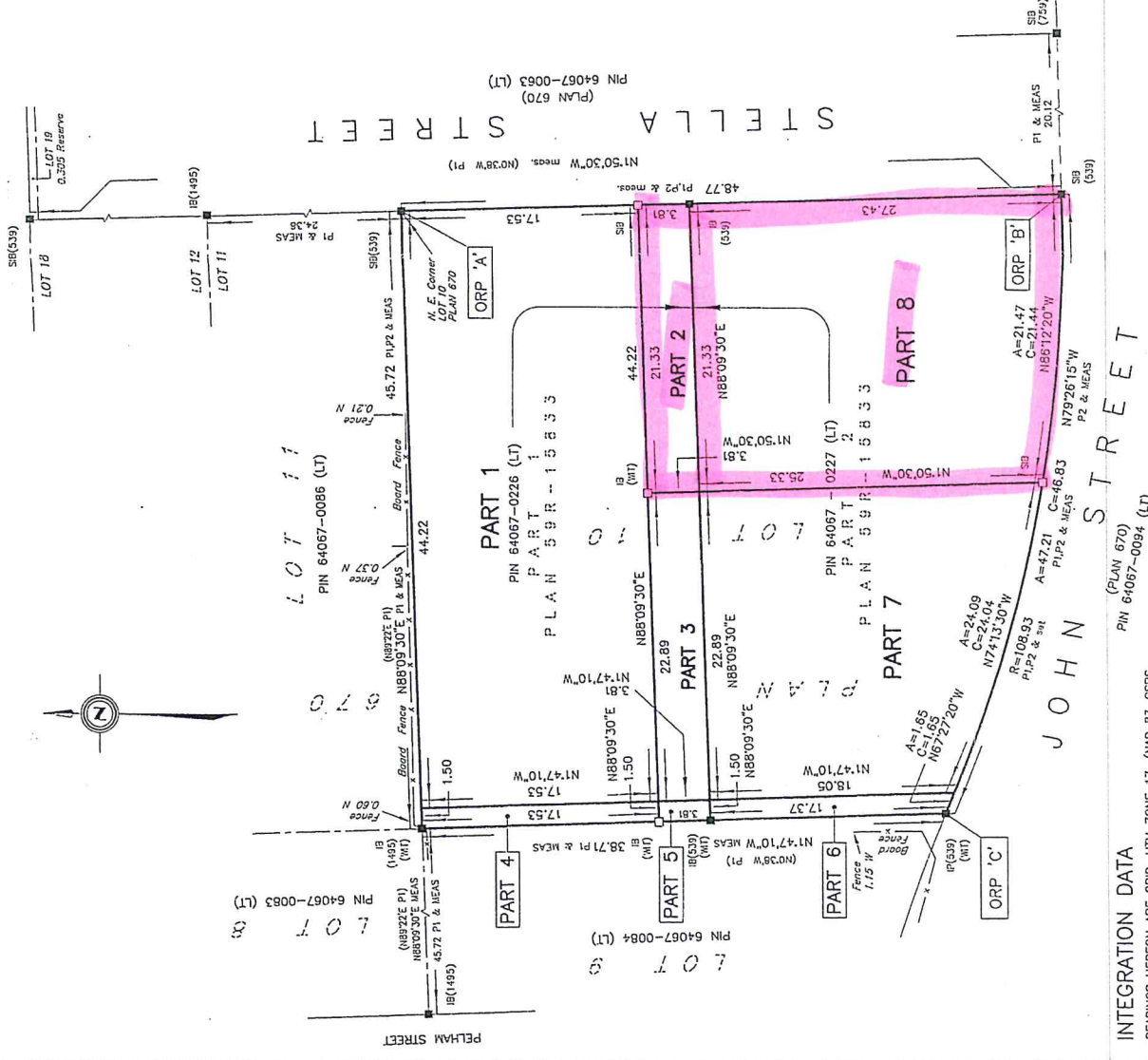
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON JULY 25, 2019

DATE: JULY 25, 2019
ROY S. KIRKUP
ONTARIO LAND SURVEYOR

KIRKUP MASCOE URE
SURVEYING LTD.
49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
TELEPHONE (905) 683-5931, FAX (905) 683-1972
E-MAIL: info@kirkupmascoeure.com
www.kirkupmascoeure.com

JOB No. : 2016-0189
DWG FILE : 16-0189-8rplan
L2(16-1657) *



CO-ORDINATES

POINT ID	NORTHING	EASTING
ORP 'A'	4756119.25	639789.86
ORP 'B'	4766070.52	639791.42
ORP 'C'	4766079.10	639745.39

INTEGRATION DATA

BEARINGS HEREON ARE GRID, UTM, ZONE 17, (NAD 83-CRSR (EPOCH 2010)), DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE CAN-NET-VIS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (61° WEST LONGITUDE). COORDINATES ARE UTM ZONE 17, (NAD 83-CRSR (2010 EPOCH)), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10 AND CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999814

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048