

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, July 14, 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: A4/2020P
Subject Lands: 795 Canboro Road, Pelham
Legal Description: Part of Lot 1, Plan 703, Pelham

The subject land is located at the north east corner Canboro Road and Maple Street, being Part of Lot 1, Plan 703, and known municipally as 795 Canboro Road in the Town of Pelham.



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned General Commercial "GC" in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for the construction of a commercial space on the ground floor (bakery) and a hotel on the second and third floor (8 units). The Applicant seeks relief from:

Section 6.16 (a) "Minimum Parking Requirement" to permit a reduction in parking wherein the by-law requires 3 stalls for 8 hotel suites and the proposal is for 0 stalls.

Section 20.2 (c) "Maximum Lot Coverage" to permit a maximum lot coverage of 57% whereas the by-law permits 40%;

Section 20.2 (d) "Maximum Gross Floor Area" to permit a gross floor area of 191% whereas the by-law permits 50%;

Section 20.2 (e) "Minimum Front Yard" to permit a minimum front yard of 1.83m whereas the by-law requires 6m; and

Section 20.2 (f) iii "Minimum Side Yard" to permit a minimum side yard of 0.06m for the corner entrance and 1.83m for the west wall whereas the by-law requires 3m.

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 **July 2, 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 July 10, 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.

Please Note – all information presented at the February 4th, 2020 hearing remains part of the record. Only new submissions will be considered.

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

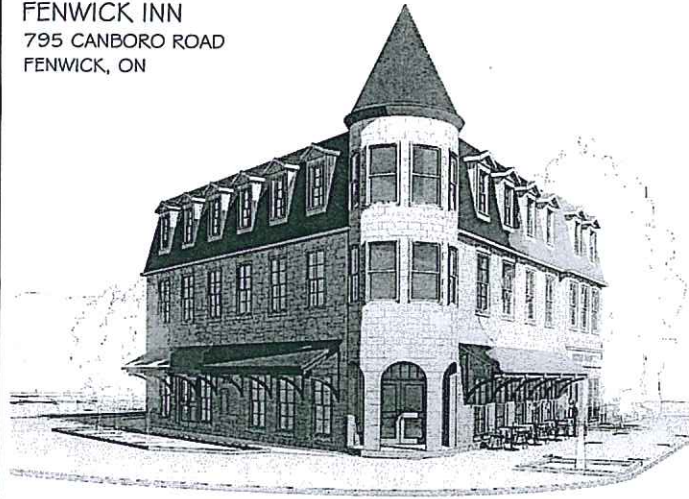
For technical questions, please contact:
Curtis Thompson, Planner
905-892-2607 ext. 324 cthompson@pelham.ca



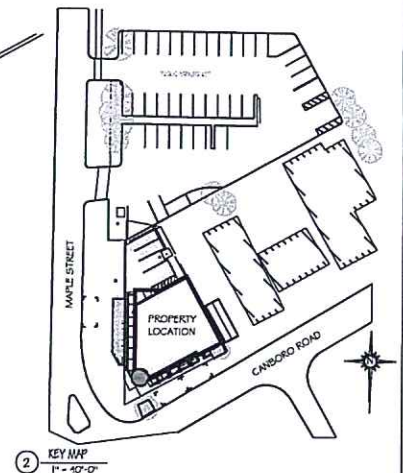
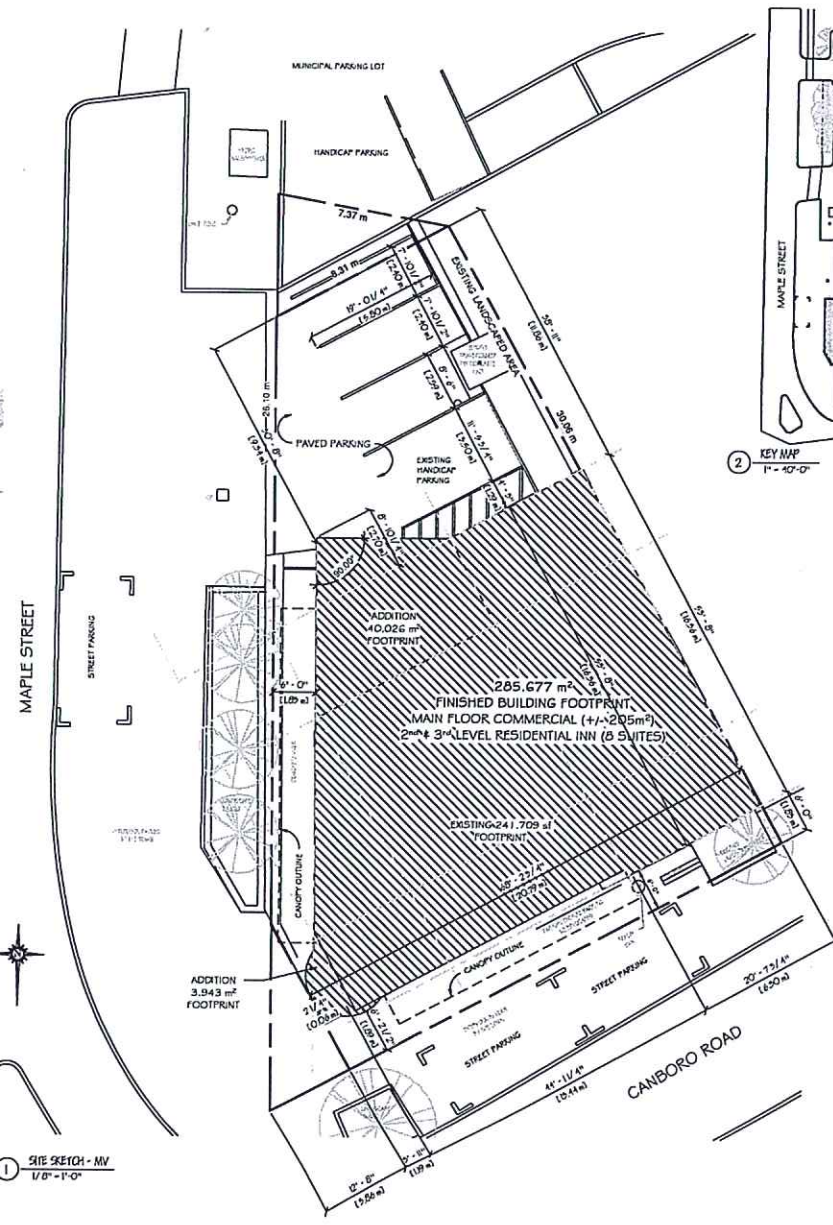
Nancy J. Bozzato, Dipl.M.M., AMCT
Town Clerk/Secretary-Treasurer

Date of Mailing: June 16, 2020

FENWICK INN
795 CANBORO ROAD
FENWICK, ON



1 SITE SKETCH - MV
1/8" = 1'-0"



PROPERTY DESCRIPTION

AREAS (m ²)	
EXISTING BASISMENT	104,702
EXISTING MAIN LEVEL	234,04
TOTAL EXISTING	338,742
MAIN LEVEL REAR ADDITION	40,026
MAIN TOWER ADDITION	3,543
SECOND LEVEL ADDITION	285,677
THIRD LEVEL ADDITION	285,677
TOTAL NEW	515,323
TOTAL NEW AND EXISTING	954,065

COVERAGE CHART		
EXISTING RANGEMENT	AREA (m ²)	COVERAGE (%)
LOT	322,658	100
EXISTING BUILDING AREA	240,87	74.65
PROPOSED BUILDING AREA	285,677	88.231

PARKING SUMMARY	
EXISTING PARKING SPACES PROVIDED ON SITE	4
AVAILABLE ON STREET PARKING	3
COMMERCIAL AREA (205.7m ²) REQUIRES 1 SPACE PER 30m ²	7 REQUIRED
INN PARKING - 8 UNITS REQUIRES 1 SPACE PER UNIT	8 REQUIRED

MINOR VARIANCE REQUIRED FOR 11 PARKING SPACES. PROPERTY LOCATION IS DIRECTLY ADJACENT TO 3 STREET PARKING SPACES AND A LARGE PUBLIC PARKING LOT WITH A PORTION EXTENDING ONTO PROJECT PROPERTY. REFER TO PARKING ANALYSIS REPORT.

DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL DRAWINGS. DO NOT SCALE THE PLANS.

DATE	REVISION	BY

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE

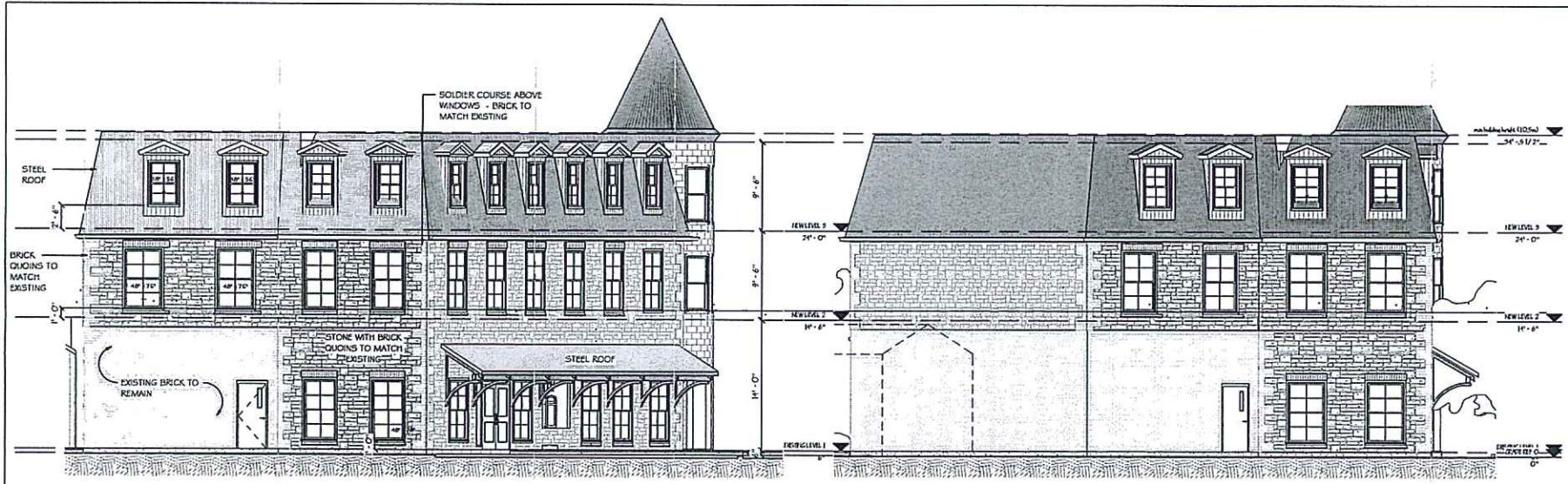
SHOALTS
P.O. BOX 218
FENWICK, ON
N90S-892-2110
F905-892-2133

FLUMM
795 CANBORO ROAD

COVER SHEET

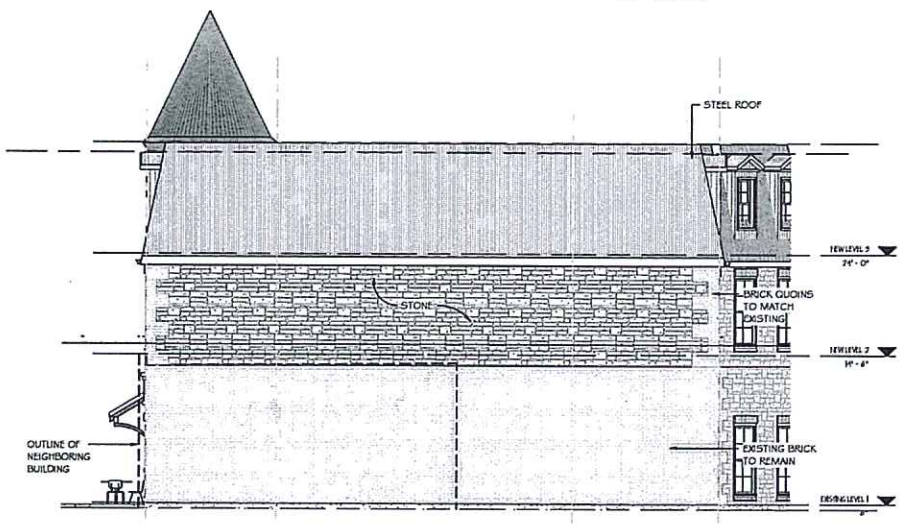
DESIGNER	BY	DATE
APPROVED	DATE	
PROJECT		

A101



1 NORTH (REAR) ELEVATION
3/16" = 1'-0"

2 NORTH ADDITION ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"

DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL DRAWINGS. DO NOT SCALE THE PLANS.

NO.	REVISION/DATE	SHEET

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE

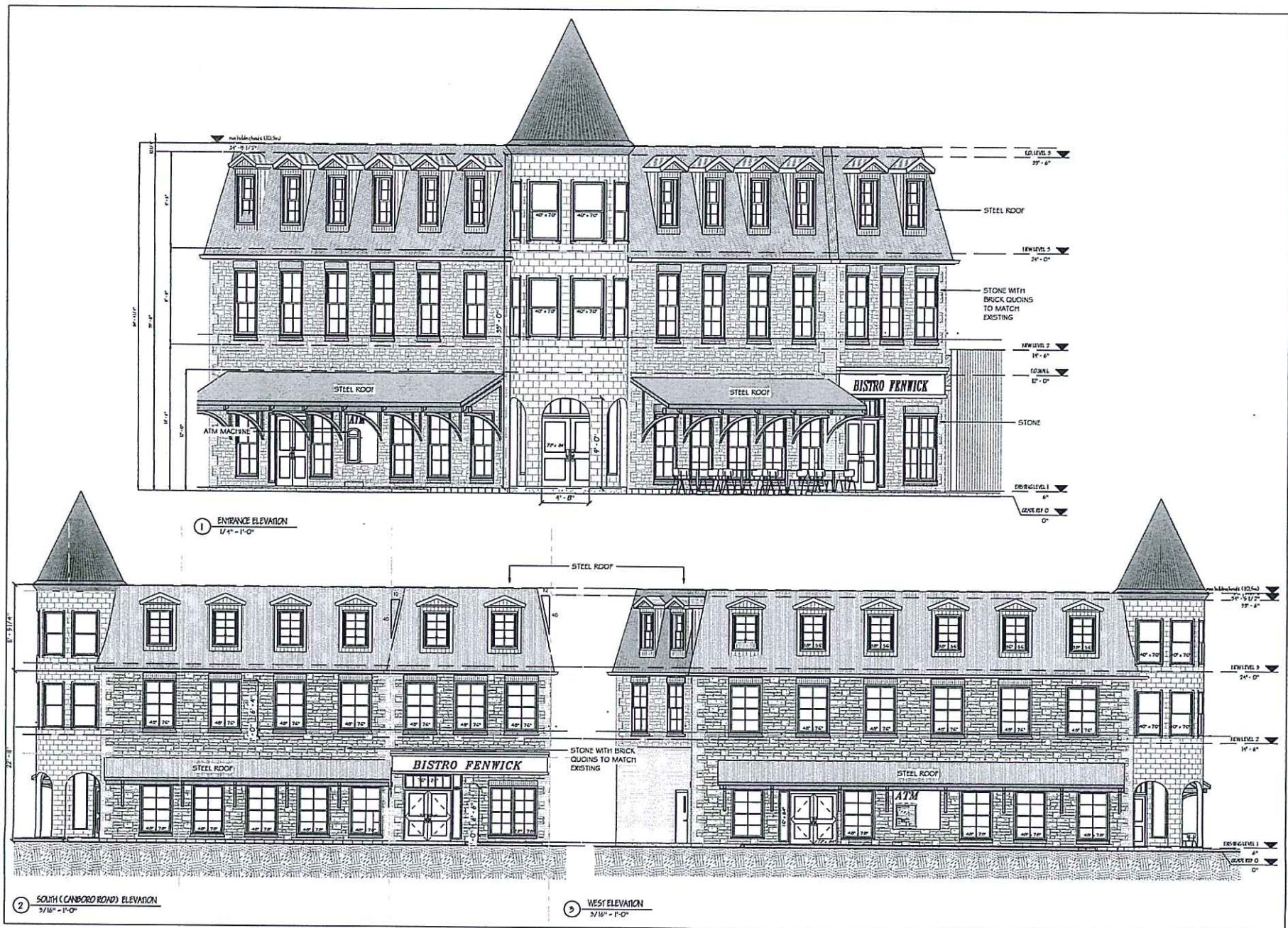
SHOALTS
P.O. BOX 218
FENWICK, CN
LDS 100
P905-892-2110
F905-892-2133

PROJECT FOR
FLEMM
795 CAMBORO ROAD

ISSUED FOR
BUILDING ELEVATIONS

SCALE:	3/16" = 1'-0"
DESIGNED BY:	MR. WALTER H. HAYES
DRAWN BY:	MR. WALTER HAYES
APPROVED:	
DATE:	SEP 13, 2018
PROJECT NO.:	18-018
DRAWING NO.:	

A108



DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL DRAWINGS. DO NOT SCALE THE PLANS.

NO.	DESCRIPTION	DATE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE

SHOALTS
 CONSULTING ENGINEERS
 P.O. BOX 218
 FENWICK, ON
 LOS 100 110
 PH: 508-882-1133
 FAX: 508-882-1133

PLUMB
 795 CANBORO ROAD

BUILDING ELEVATIONS

DATE:	08/18/2014
PROJECT #:	14-009
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
APPROVED BY:	
DATE:	08/18/2014
PROJECT #:	14-009
DRAWN BY:	

A107