



**WHAT:**

**Public Meeting for a Draft Plan of Condominium** in accordance with Section 51 of the Planning Act, R.S.O. 1990, as amended

**WHEN:**

**Monday June 11, 2018 at 6:30 PM**

**WHERE:**

Town Hall Council Chambers  
20 Pelham Town Square, Fonthill

**OWNER/AGENT:**

Aiva Properties / Niagara Planning Group

**FILE No.:**

26CD19-01018 (105 Highway 20 East)  
Fonthill Yards

Please refer to the location of the subject parcel on the reverse side

Information



**WHAT IS THIS?**

An application for draft plan of condominium has been received for lands located on the north east corner of Highway 20 East and Station Street.

The condominium will consist of 23 block townhouse dwellings (.521 ha) and a common element road (.720 ha).

**HAVE YOUR SAY**

**YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!**

Please provide input by speaking at the public meeting or by making a written submission to the Town of Pelham. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. To provide input in writing, or to request personal notice if the proposed draft plan is approved, please send correspondence by **noon on Wednesday June 6, 2018** for inclusion in the public meeting agenda package c/o Town Clerk, Nancy J. Bozzato, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0.



**NEED MORE INFORMATION? CONTACT US!**

For more information, please contact Shannon Larocque, Planner, at 905-892-2607, ext. 319, or email at [slarocque@pelham.ca](mailto:slarocque@pelham.ca). A copy of the Information Report regarding the proposed draft plan of condominium as well as any additional information regarding the application may be obtained on the Town's website at <http://calendar.pelham.ca/council> or at the Community Planning and Development Department (2<sup>nd</sup> Floor) after 12:00 pm on Friday June 8, 2018.

Legal Notice

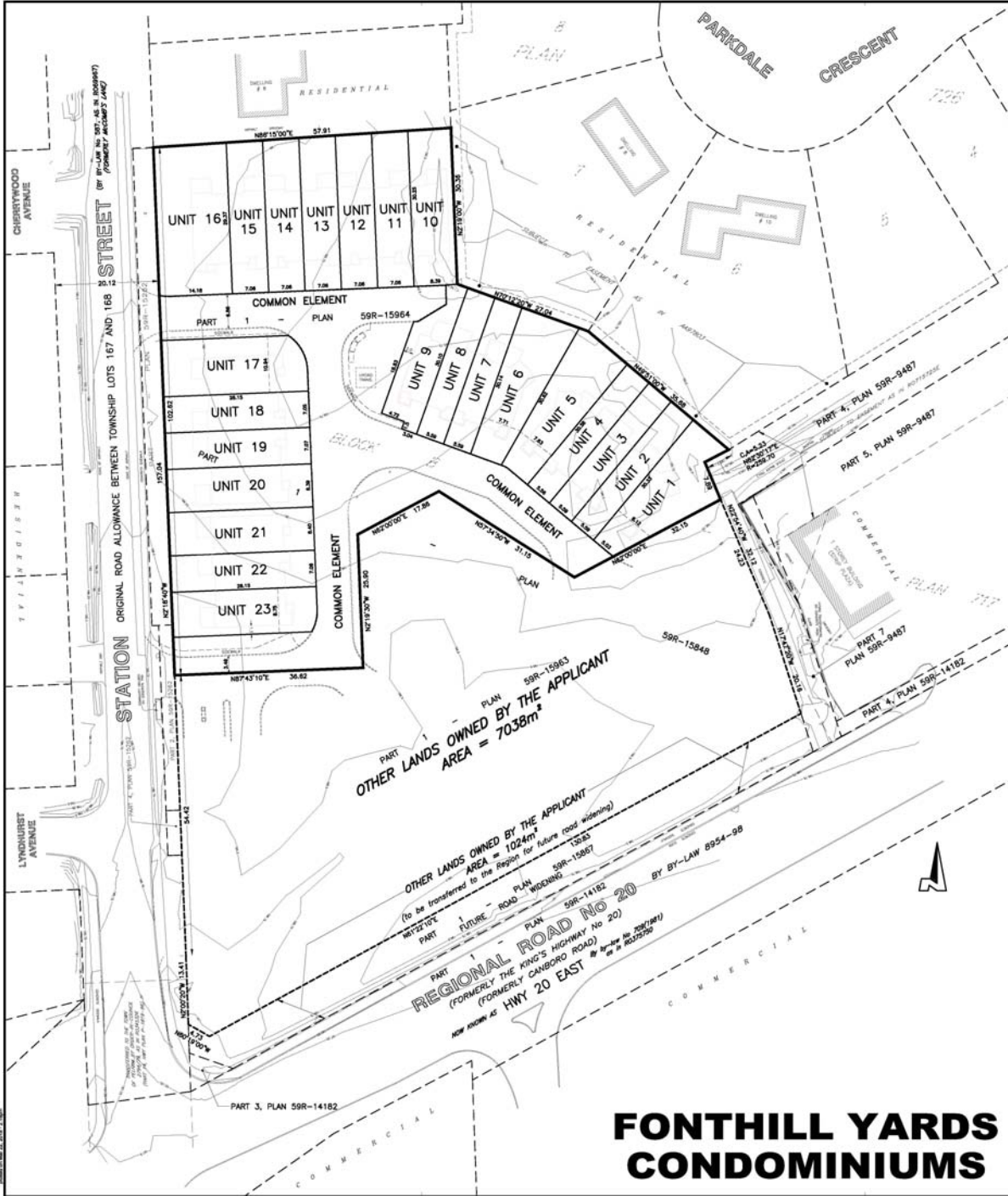


**IMPORTANT INFORMATION!**

If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the by-law is passed, the person 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 Town of Pelham 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Pelham, this 22<sup>nd</sup> day of May, 2018.  
Nancy J. Bozzato



**DRAFT PLAN OF VACANT LAND CONDOMINIUM**  
PART OF BLOCK B  
PLAN 717  
**TOWN OF PELHAM**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 400  
DONALD G. CHAMBERS  
ONTARIO LAND SURVEYOR

**DRAFT VACANT LAND CONDOMINIUM**  
Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_, 20\_\_\_\_ this draft plan is approved under Section \_\_\_\_\_ of the Planning Act.  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Authorized Signature: \_\_\_\_\_  
**THE CORPORATION OF THE TOWN OF PELHAM**

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.**
- a) SEE PLAN
  - b) SEE PLAN
  - c) SEE PLAN
  - d) SINGLE AND MULTIPLE RESIDENTIAL AND COMMERCIAL UNITS
  - e) SEE PLAN
  - f) SEE PLAN
  - g) SEE PLAN
  - h) MUNICIPAL WATER
  - i) SILTY CLAY
  - j) SEE PLAN
  - k) FULL SERVICES
  - l) SEE PLAN

**AREAS**  
VACANT LAND CONDOMINIUM  
TOTAL AREA = 7190m<sup>2</sup> ± - 100 %  
MULTIPLE FAMILY RESIDENTIAL - UNITS 1 TO 23 (INCLUSIVE)  
AREA = 5207m<sup>2</sup> ± - 72%  
COMMON ELEMENTS  
AREA = 1983m<sup>2</sup> ± - 28%

**METRIC NOTE**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS AS SHOWN.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.  
MARCH 15, 2018  
DATE  
DONALD G. CHAMBERS B. Sc., O.L.S.  
PRESIDENT  
ANA PROPERTIES LTD.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.  
MARCH 7, 2018  
DATE  
DONALD G. CHAMBERS B. Sc., O.L.S.  
**CHAMBERS AND ASSOCIATES**  
**SURVEYING LTD**  
12 BRIDGWOOD ROAD EAST  
MILLIKEN ONTARIO  
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7842  
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# FONTHILL YARDS CONDOMINIUMS