

**WHAT:**

Public Meeting for Official Plan and Zoning By-law Amendments in accordance with Sections 22 and 34 of the Planning Act, R.S.O. 1990, as amended

WHEN:

Monday May 14, 2018 at 6:30 PM

WHERE:

Town Hall Council Chambers
20 Pelham Town Square, Fonthill

OWNER/AGENT:

Mountainview Homes / Upper Canada Consultants

FILE NO.:

OP-AM-04-17 & AM-08-17

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

Information

**WHAT IS THIS?**

Applications to amend the Official Plan and Zoning By-law were received for lands located at the southwest corner of Summersides Boulevard and Rice Road, municipally referred to as 120 Summersides Boulevard.

The applicant seeks approval to amend the Official Plan to remove the requirement that the height of the first floor of all buildings within the EP-High/Medium Density Residential designation be a minimum of 4 metres to accommodate live-work units. In addition, the applicant seeks relief from Policy B.1.7.4.3(a) which requires that development is generally consistent with the Urban Design Guidelines as it relates to Sections 3.1.1, 3.1.4 and 3.2.3 and Policies B.1.7.4.3(a)(i) and B.1.7.4.3(a)(ii).

The applicant seeks approval to amend the Zoning By-law to reduce the first floor building height from 4.0m to 3.0m, reduce the parking requirement from 1.5 spaces/unit to 1.25 spaces/unit, reduce the minimum landscaped area from 30% to 22%, reduce the parking area side and rear setbacks from 3.0m to 0m and to permit part of an underground parking garage to be situated above grade. The applications will facilitate the construction of three apartment buildings (5, 6 and 7 storey) which will be the subject of future applications for draft plan of condominium.

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 amendment is adopted, please send all correspondence by **noon on Wednesday May 9, 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, MCIP, RPP, Senior Planner, at 905-892-2607, ext. 319, or email at slarocque@pelham.ca. A copy of the Information Report regarding the proposed amendments 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 (2nd Floor) after 12:00 pm on Friday May 11, 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 20th day of April, 2018.

Nancy J. Bozzato

SUBJECT PARCEL LOCATION

