



WHAT:

Public Meeting for Zoning By-law Amendment and Draft Plan of Condominium in accordance with Sections 34 and 51 of the Planning Act, R.S.O. 1990, as amended

WHEN:

Tuesday July 3, 2018 at 6:30 PM

WHERE:

Town Hall Council Chambers
20 Pelham Town Square, Fonthill

OWNER/AGENT:

Dehaan Homes Inc. / Upper Canada Consultants

FILE No.:

AM-02-18 & 26CD19-02018

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

Information



WHAT IS THIS?

Applications for Zoning By-law amendment and Draft Plan of Condominium were received for lands located at the south side of Canboro Road west of Oakridge Boulevard, municipally referred to as 190 Canboro Road.

The applicant seeks approval to amend the Zoning By-law from the Residential 1 zone to a site specific Residential Multiple 1 zone which will permit block townhouses with a minimum front yard of 3.0m, a minimum front yard of 6.0m for garages on an internal roadway, a minimum side yard setback of 3.78m to the side of a townhouse on the east side and 1.5m on the west side and a minimum side yard setback of 6.01m to the back of a townhouse on the west side, a minimum of 2.44m between the sides of townhouses and a 0m planting strip.

The applicant seeks draft approval for a plan of condominium consisting of 0.322 ha for 14 block townhouse dwellings, 0.157 ha for roadways, parking areas and driveways and 0.269 ha for landscaping.

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 and draft plan are approved, please send all correspondence by **noon on Wednesday June 27, 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 amendment and draft plan 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 June 29, 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 or the granting of draft plan of condominium approval is given, 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 or the granting of draft plan of condominium approval is given, 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 13th day of June, 2018.

Nancy J. Bozzato

