

Notice of Public Meeting

DATE: February 13, 2023 at 5:30 PM

PLACE: This hearing will be held remotely by Zoom Webinar

Town Council approved Public Hearings to be held remotely via By-law No. 4505 (2022). The Town of Pelham will be livestreaming this Public Meeting at the following link: <https://www.youtube.com/user/TownOfPelham/live>

File Numbers: 26T19-020-02 & AM-03-2020
Subject Lands: Part of Thorold Township Lot 173
(Kunda Park Phase 4)

Public Meeting for a revised **Draft Plan of Subdivision and Zoning By-law Amendment** in accordance with Sections 51 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Revised applications for Draft Plan of Subdivision and Zoning By-law Amendment were received for the property located east of Stella Street and west of the Steve Bauer Trail known legally as Part of Thorold Township Lot 173, in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed revised Zoning By-law Amendment would rezone the lands from Residential One (R1) to a site-specific Residential Two (R2) and Environmental Protection (EP) zones. The zoning change would permit the use of single detached dwellings on the future building lots and recognize the location of the wetland and naturalized channel.

The proposed revised draft plan of subdivision would create 78 lots for single detached dwellings, 2 blocks for environmental protection, 1 block for naturalized channel, 1 block for a walkway, 1 block for wetland crossing (future roadway) and 2.002 ha for future roadways.

YOUR INPUT IS ENCOURAGED: 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 rezoning is approved, please send all correspondence by **12:00 PM on Wednesday, February 1, 2023** for inclusion in the public meeting agenda package c/o Town Clerk, Holly Willford, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at HWillford@pelham.ca. Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda. Verbal comments will be received remotely at this public hearing using the Zoom platform. To participate remotely, please pre-register with the Clerks office by sending an email to clerks@pelham.ca before **12:00 PM on Friday, February 10, 2023**. Registrants will be notified of Council's decision. If you have not submitted written comments or pre-registered before the aforementioned deadlines, but wish to submit comments live during the Public Meeting, you may livestream the meeting from the Town of [Pelham's YouTube channel](#) and email comments to clerks@pelham.ca during the public portion of the subject application only. If your comments are not received prior to the closing of the public portion of the meeting, they will not be considered.

NEED MORE INFORMATION: For more information, please contact Shannon Larocque, MCIP, RPP, Senior Planner, at 905-980-6661 or 905-892-2607 ext. 319, or email at slarocque@pelham.ca. A copy of the Information Report

regarding the proposed applications as well as any additional information may be obtained on the Town's website at <http://calendar.pelham.ca/council> or from the Community Planning and Development Department by appointment after 4:30 pm on **Wednesday, February 8, 2023**.

IMPORTANT INFORMATION: If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Pelham before the by-law is passed, the person or 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

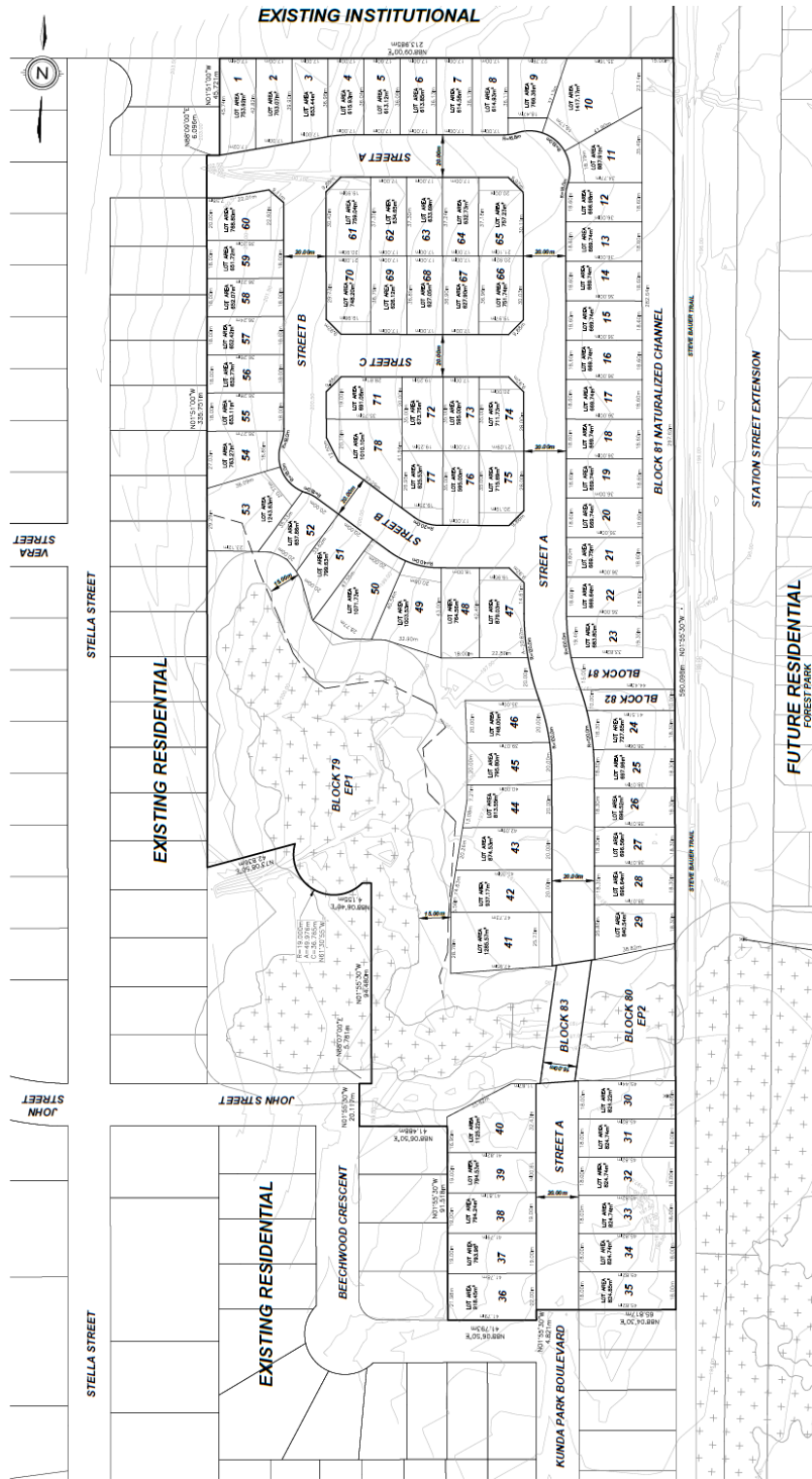
Dated at the Town of Pelham, this 23rd day of January, 2023.



Holly Willford
Town Clerk

Date of Mailing: January 23, 2023

PROPOSED REVISED DRAFT PLAN OF SUBDIVISION



*Pdf plans available for viewing on the Town of Pelham website at: www.pelham.ca/news