

## Notice of Public Meeting

**DATE:** Monday, August 15, 2022 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. 4422 (2022). The Town of Pelham will be livestreaming this Public Meeting at the following link: <https://www.youtube.com/user/TownOfPelham>

**File Numbers:** OP-AM-03-2022 and AM-03-2022

**Subject Lands:** 125 Port Robinson Road

**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.

Applications for Official Plan and Zoning By-law Amendments were received for the property located at 125 Port Robinson Road known legally as Part of Township Lot 167; Part 1, Plan 59R5449 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Official Plan Amendment would amend Policy B1.7.7.4 of the Official Plan to allow a development density of 86 units per hectare, whereas a maximum density of 75 units per hectare is permitted, and to permit a maximum height of 18 meters, whereas a maximum height of 17 meters is permitted for a proposed 5-storey apartment building on Port Robinson Road.

The proposed Zoning By-law Amendment would rezone the lands from Agricultural (A) to site-specific Residential Two (R2), site-specific Residential Multiple One (RM1) and Residential Multiple Two (RM2) zones. The zoning change would permit the use of the property for single detached, street townhouse and apartment dwellings with special regulations. The property will be subject to a future application for draft plan of subdivision to create the street and lot fabric and future site plan application for the proposed apartment building.

**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 amendments are approved, please send all correspondence by **12:00 PM on Wednesday, August 3, 2022** 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](mailto: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](mailto:clerks@pelham.ca) before **12:00 PM on Friday, August 12, 2022**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the Public Meeting. Registrants will also 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 during the Public Meeting, you may livestream the meeting from the Town of [Pelham's YouTube channel](#) and email comments to [clerks@pelham.ca](mailto:clerks@pelham.ca) during the public commenting portion of the subject applications only. If your comments are not received prior to the closing of the public commenting 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](mailto:slarocque@pelham.ca). A copy of the Information Report regarding the proposed application 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 21after 4:30 pm on Wednesday, August 10, 2022.

### **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.

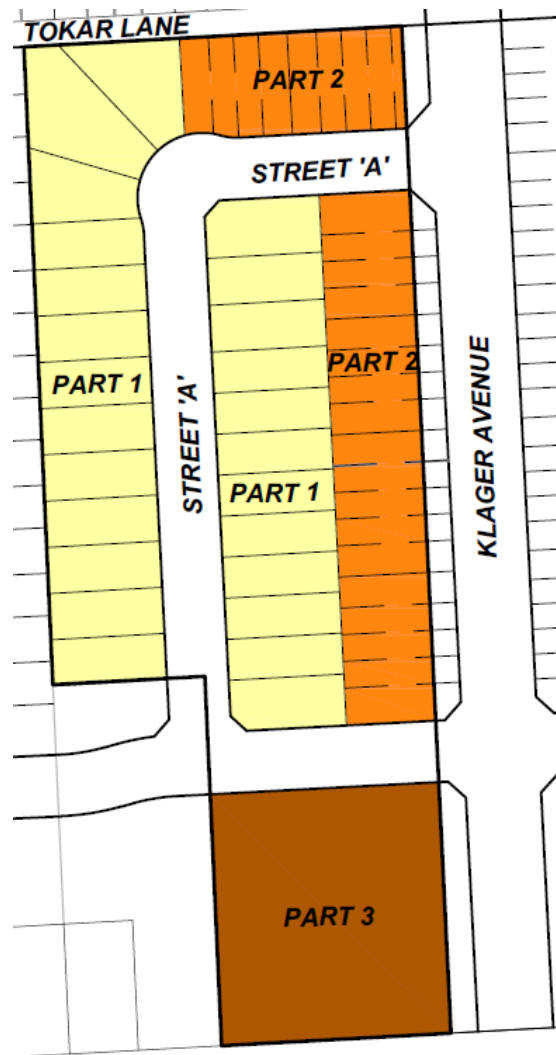
Dated at the Town of Pelham, this 20th day of July, 2022.



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Holly Willford  
Town Clerk

**Date of Mailing:** July 20, 2022



Port Robinson Road