

Notice of Public Meeting

Date: December 12, 2022 at 5:30 PM
Place: This hearing will be held remotely by 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/live>

File Number: AM-07-2022
Subject Lands: 105 Welland Road

Public Meeting for a **Zoning By-law Amendment** in accordance with Section 34 of the [Planning Act](#), R.S.O. 1990, as amended.

An application for Zoning By-law Amendment was received for the property known as 105 Welland Road, and described legally as Part 2, Part of Lot 1, Concession 10 (see attached).

The proposed Zoning By-law Amendment would rezone the lands from the Institutional (I) zone to a site-specific Residential Multiple 2 (RM2) zone to permit a 6 storey apartment dwelling containing 48 units as shown on the submitted site plan. The requested amendment would also recognize the location of the existing church and permit a new parking area.

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, November 30, 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. Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda.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, December 9, 2022**. 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, by email at slarocque@pelham.ca or at 905-980-6661 or 905-892-2607 ext 319. A copy of the staff Report regarding the proposed application as well as any additional information may be obtained on the Town's website at <https://events.pelham.ca/meetings> or at Town Hall by appointment after 4:30 PM on Wednesday, December 7, 2022.

Important Information: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham in respect of the proposed rezoning before Council gives or refuses to give approval to the rezoning, the person or public body is not entitled to appeal the decision of the Town of Pelham to the Ontario Land Tribunal.

If a person or public body does not make oral submission at a public meeting or make written submission to the Town of Pelham in respect of the proposed rezoning before Council gives or refuses to give approval to the rezoning, 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 is reasonable grounds to do so.

If you wish to be notified of the decision of Town Council in respect of the proposed rezoning, you must make a written request to the Clerk of the Town of Pelham and such request must include the name and address to which such notice should be sent.

Dated at the Town of Pelham, this 18th day of November, 2022.



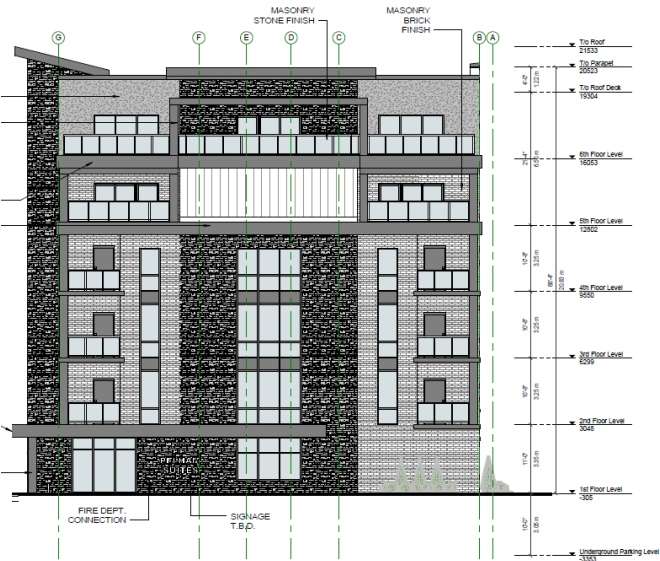
Holly Willford
Clerk

Date of Mailing: November 18, 2022

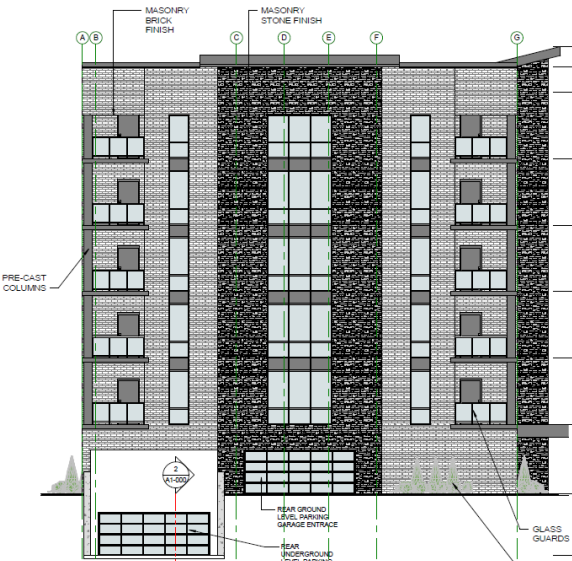
CONCEPTUAL BUILDING ELEVATIONS



3D PERSPECTIVE



Elevation - SOUTH (WELLAND RD.)



Elevation - NORTH

