Notice of Public Meeting

Date: **Wednesday April 12, 2023 at 5:30 PM**

Place: **This hearing will be a hybrid (virtual/in-person) meeting.**

Virtual Participation: Zoom Webinar / Youtube Livestream

In-person Participation: Meridian Community Centre, 100 Meridian Way, Fonthill - Accursi Room B

Town Council approved hybrid meetings via By-law No. 4507 (2022).
The Town of Pelham live webcast of the Public Meeting will be streaming at:
https://www.youtube.com/user/TownOfPelham/live

File Number: **AM-01-2023**
Subject Lands: **897 River 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 897 River Road, and described legally as Part Lot 17, Concession 14; Part 1, Plan 59R-12014, Town of Pelham, Region of Niagara (see reverse).

The proposed Zoning By-law Amendment would rezone the lands from Agricultural (A) and Hazard (H) to a site-specific Agricultural zone and Hazard zone. The requested zoning change would recognize a realignment of an existing watercourse associated with an approved Niagara Peninsula Conservation Authority permit and recognize a reduced lot frontage. The requested zoning change would facilitate the construction of a single detached dwelling.

Your Input is Encouraged: The Town of Pelham would appreciate receiving your written and/or verbal comments regarding this application. 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 submit your correspondence or request by **12:00 PM on Monday, April 3, 2023** for inclusion in the public meeting agenda package, Deputy Clerk, Sarah Leach, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at sleach@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 Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda.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 by the Town at the public hearing via virtual or in-person participation. To provide verbal comments virtually at the hearing, please pre-register with the Deputy Clerk by sending an email to sleach@pelham.ca before **12:00pm noon on Friday, April 7, 2023**. Zoom webinar registration information and procedure will be provided. **To provide verbal comments in-person at the Public Meeting, pre-registration is encouraged but not required.** Registrants will be notified of Council's Decision. If you have not submitted written comments and wish to submit a comment live during the meeting, you may livestream the meeting from the Town of Pelham's YouTube channel and e-mail comments to clerks@pelham.ca during the public portion of this application only. If your comments are not received during the public portion of the meeting, they will not be considered.

Need More Information: For more information, please contact Andrew Edwards, Planner, by email at aedwards@pelham.ca or at 905-980-6666 or 905-892-2607 ext 324. 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 Thursday, April 6, 2023.

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 22nd day of March, 2023.

William Tigert
Town Clerk

Date of Mailing: March 22, 2023

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

PROPERTY LOCATION

Requested Zoning Change

COMMUNITY PLANNING AND DEVELOPMENT
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0

Hybrid Public Meeting Procedures

The Town of Pelham is holding hybrid Committee of Adjustment hearings. A hybrid hearing involves a mixture of in-person and remote attendance/ participation.

Notice of Public Meeting

A Notice of Public Meeting will be mailed to the all persons listed as owners in the last revised assessment roll number within 120 meters of the subject property. The Public Meeting Notice can also be found at the Town of Pelham website for all applications being heard by electronic meetings: www.pelham.ca/public-notices

View the Meeting

The Public Meeting can be viewed by livestream on the Town's YouTube Channel at https://www.youtube.com/user/TownOfPelham/live. The link will go live at the date and time prescribed on the Notice of Public Meeting. A recording of the meeting is also available on YouTube and the Town of Pelham website following the meeting. Attendees are also welcomed to view the meeting in-person at the date, time and location prescribed on the Notice of Public Meeting.

Written Comments

Written comments are encouraged as the preferred method of receiving public input. Please provide written input by mailing or e-mailing your comments to the Town Clerk by the date indicated on the Notice of Public Meeting. You may also drop off written comments to Town Hall in the drop box. Written comments submitted on or before the deadline will be included on the public agenda. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

Verbal Submissions – Remote Participation

To make verbal comments to the Town of Pelham during the public portion of the meeting, please pre-register with the Town Clerk by telephone or email by the date indicated on the Notice of Public Meeting.

The Town Clerk will provide you with the Zoom link and password in advance of the meeting. This is for pre-registered participants only and is not to be shared with others. Zoom test meetings are available by request. Please advise the Town Clerk of your requirements at the time of registration.

Verbal Submissions – In-person Participation

To make verbal comments during the public portion of the Public Meeting, please attend at the meeting in-person at the date, time and location prescribed on the Notice of Public Meeting. In-person participants wishing to make verbal comments are encouraged to pre-register with the Town Clerk by telephone or email. This allows for the preparation of a speakers list. Although pre-registration is encouraged and preferred it is not a requirement of speaking in person at the meeting. Please note, all verbal submissions, regardless of method, are live-streamed and recorded.

E-mail Comments Live

While viewing the meeting remotely via livestream you may submit comments to: clerks@pelham.ca. Please note, comments must be received before or during the public portion of your application of interest. If your comments are submitted after the public portion of the application you are interested in has closed, your comments will not be considered. This method of public participation is not the preferred method as you may not submit your comments in time. Use this method at your own risk. The Town is not responsible for any livestream lag, disconnection, or internet failures.

More Information

For more information, please contact:

Town Clerk, 20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-980-6657 hwillford@pelham.ca

Deputy Clerk, 20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-980-6662 sleach@pelham.ca

For technical questions, please contact:
Andrew Edwards, Planner
905-980-6666 aedwards@pelham.ca

Participant Process During Meetings

- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the Public Meeting.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.
- Participants joining remotely are responsible for ensuring their background is free from offensive or vulgar material. If inappropriate material is visible you will be removed from the meeting.
- Participants will remain in the waiting room until they are called to speak. Participants will be able to hear and see the meeting while in the waiting room.
- Once your comments have been heard, you will be placed back into the waiting room where you may continue to view the meeting.

Technical Difficulties During Hearings

- Beyond the available Zoom test session, Town staff will **not** provide technical assistance for participants before or during hearings.
- If a participant's connection to the meeting fails during the hearing, Town Staff will attempt to make reasonable efforts to re-establish connection. If the connection cannot be re-established, the comments received up to that point will be included as part of the official record and the meeting will continue.
- If a participant is not present in the Zoom Webinar when called upon by the Chair, the participant will be considered absent and the meeting will continue without the participant.
- If, in the Chair's opinion, a participant's audio/ video is not of an acceptable quality, the Chair may require the participant to use the dial-in option.