

Notice of Public Meeting

DATE: May 9, 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-01-2021 & AM-04-2021

Subject Lands: 120 Meridian Way

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 120 Meridian Way known legally as Part of Block 4, Plan 59M-432 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Official Plan Amendment would amend Policy B1.7.8.3.2 by increasing the maximum density to 257 units per net hectare from the current maximum density of 160 units per net hectare to allow the development of a mixed-use building consisting of 200 apartment dwellings and ground floor medical offices.

The proposed Zoning By-law Amendment would rezone the lands from East Fonthill Mixed Use 3 (EF-MU3) a site specific EF-MU3 to permit 55 parking spaces to be used for the ground floor medical offices and visitor parking and to permit the parking stall dimensions to be 2.7 m wide and 5.8 m long.

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, April 27, 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 Comments and requests received after this date will still be received by Council, however they may not be published as part of the public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, May 6, 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 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. 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 by appointment after 4:30 pm on Wednesday, **May 4, 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 14th day of April, 2022.



Holly Willford
Town Clerk

Date of Mailing: April 14, 2022

CONCEPTUAL ELEVATION PLANS



1 WEST ELEVATION
A4 SCALE: 1:200



2 NORTH ELEVATION
A2 SCALE: 1:200

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