

## Notice of Public Meeting

**Date:** Wednesday November 8<sup>th</sup>, 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:** Town Hall, Council Chambers  
20 Pelham Town Square, Fonthill

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 Numbers:** AM-09-2023

**Subject Lands:** 305 Canboro Road

**Public Meeting for 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 located 305 Canboro Road known legally as Part Lot 6, Concession 8 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Zoning By-law Amendment would rezone the lands from the Specialty Agricultural (SA) zone to the site-specific 'SA-73' (Specialty Agricultural Exception-73) zone to prohibit any future residential development on Part 2 as part of an *agricultural-purposes only* (APO) zoning.

The proposed rezoning is required as a condition of provisional consent approval (Town file: B12-2023P).

**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 applications are approved, please submit your correspondence or request by **12:00 PM on Monday, October 30, 2023** for inclusion in the public meeting agenda package c/o Town Clerk, William Tigert, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at [SLeach@pelham.ca](mailto: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 Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda.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 Town Clerk by sending an email to [SLeach@pelham.ca](mailto:SLeach@pelham.ca) before **12:00pm noon on Friday November 3, 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](mailto: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](mailto:aedwards@pelham.ca) or at 905-980-6666 or 905-892-2607 ext. 324. A copy of the staff report regarding the proposed applications as well as any

additional information may be obtained on the Town's website at [www.pelham.ca/305Canboro](http://www.pelham.ca/305Canboro) or at Town Hall by appointment after 12:00 PM on **Friday November 3, 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 4th day of October, 2023.

A handwritten signature in black ink, appearing to read "W. Tigert", is positioned above a horizontal line.

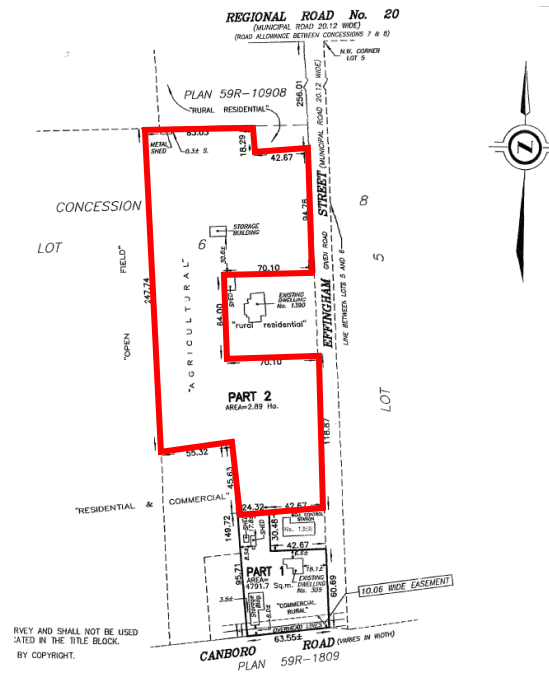
William Tigert  
Town Clerk

**Date of Mailing:** October 16, 2023

## PROPERTY LOCATION



## LANDS SUBJECT TO APPLICATION



\*Pdf plans available for viewing on the Town of Pelham website at: [www.pelham.ca/305Canboro](http://www.pelham.ca/305Canboro)