

Notice of Public Meeting

DATE: March 14, 2022 at 5:30 PM

PLACE: This hearing will be held remotely by Zoom Webinar.

Town Council approved Public Hearings to be held remotely during an emergency 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: 26T19-02-2021, OP-AM-02-2021, AM-07-2021
Subject Lands: North Side of Port Robinson Road, East of Station Street

Public Meeting for a **Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments** in accordance with Sections 51, 22 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments were received for the property located on the north side of Port Robinson Road, east of Station Street and known legally as Part of Lot 167 (Geographic Township Of Thorold); Part of Lots 17, 18 & 19 Registered Plan No. 717 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Official Plan Amendment would amend Policy B1.7.4.1(c) by allowing a deviation from the Demonstration Plans contained in Appendix A of the Official Plan to reflect changes in the proposed street network.

The proposed Zoning By-law Amendment would rezone the lands from the Agricultural (A) zone to a site specific Residential 2 (R2) zone. The zoning change would permit the use of the lots for single detached dwellings and accessory uses subject to special regulations including a minimum front yard or 4.5 metres to building face/ 6 metres to garage, a minimum interior side yard of 1.2 metres, an exterior side yard of 4 metres and unenclosed porches and patios less than 0.9 metres in height to encroach up to 3.5 metres from the rear lot line..

The proposed draft plan of subdivision would create 70 lots for single detached dwellings, 2 blocks for 0.3 metre reserves and 1.063 hectares for future roadways.

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 draft plan of subdivision is approved, please send all correspondence by **12:00 PM on Wednesday, March 2, 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, March 11th, 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, March 9, 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.

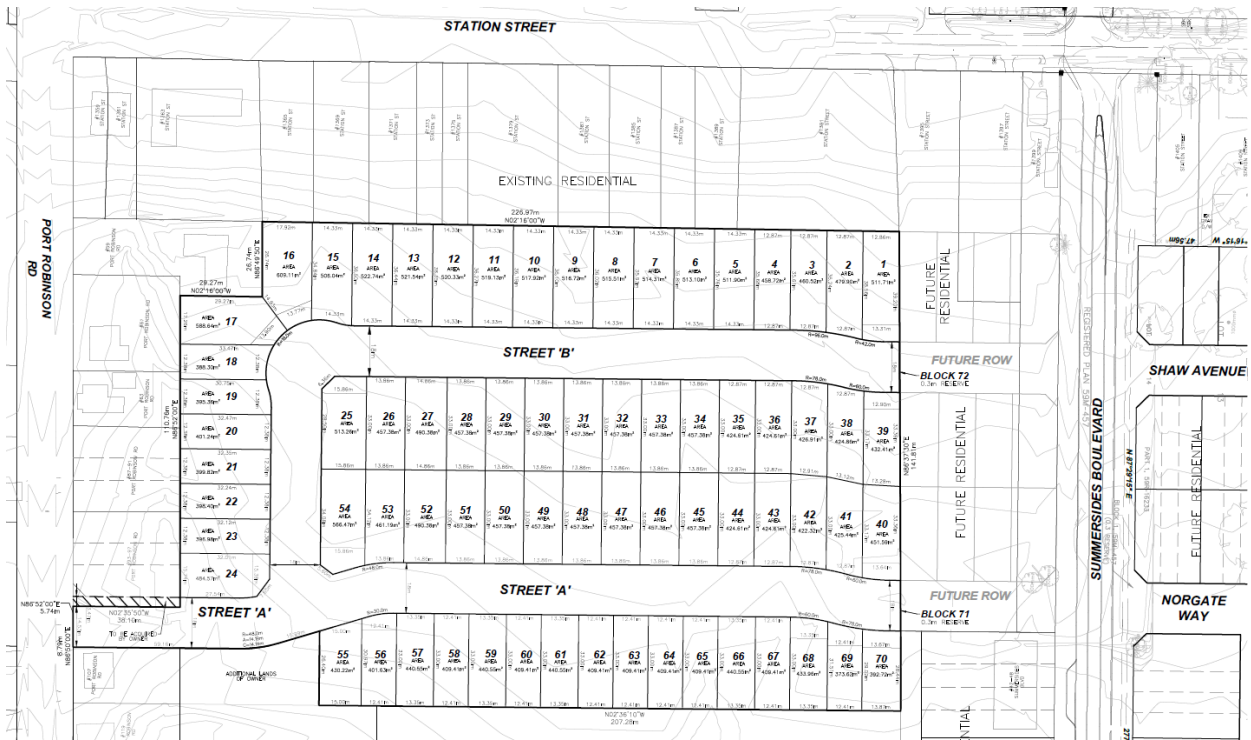
Dated at the Town of Pelham, this 17th day of February, 2022.



Holly Willford
Town Clerk

Date of Mailing: February 17, 2022

PROPOSED DRAFT PLAN OF SUBDIVISION



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