

Notice of Public Meeting

Date: Wednesday, August 9, 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 Numbers: AM-06-2023

Subject Lands: 1039 Church Street

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 at 1039 Church Street known legally as Parts 2, 3 and 5, Plan 16 and Part 1, RP 59R-4712 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The requested Zoning By-law Amendment would rezone the lands from the Residential One (R1) to the Residential One (R1), a site-specific Residential Multiple Two (RM2) and Environmental Protection One (EP1) zones. The zoning change will allow a single detached dwelling, a 3 storey 18 unit apartment dwelling and recognize the location of a woodland and the associated buffer.

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, July 31, 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. Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda.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 before **12:00pm noon on Friday August 4, 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 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 applications as well as any additional information may be obtained on the Town's website at www.pelham.ca/1039ChurchStreet or at Town Hall by appointment after 12:00 PM on Friday, August 4, 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 14th day of July, 2023.



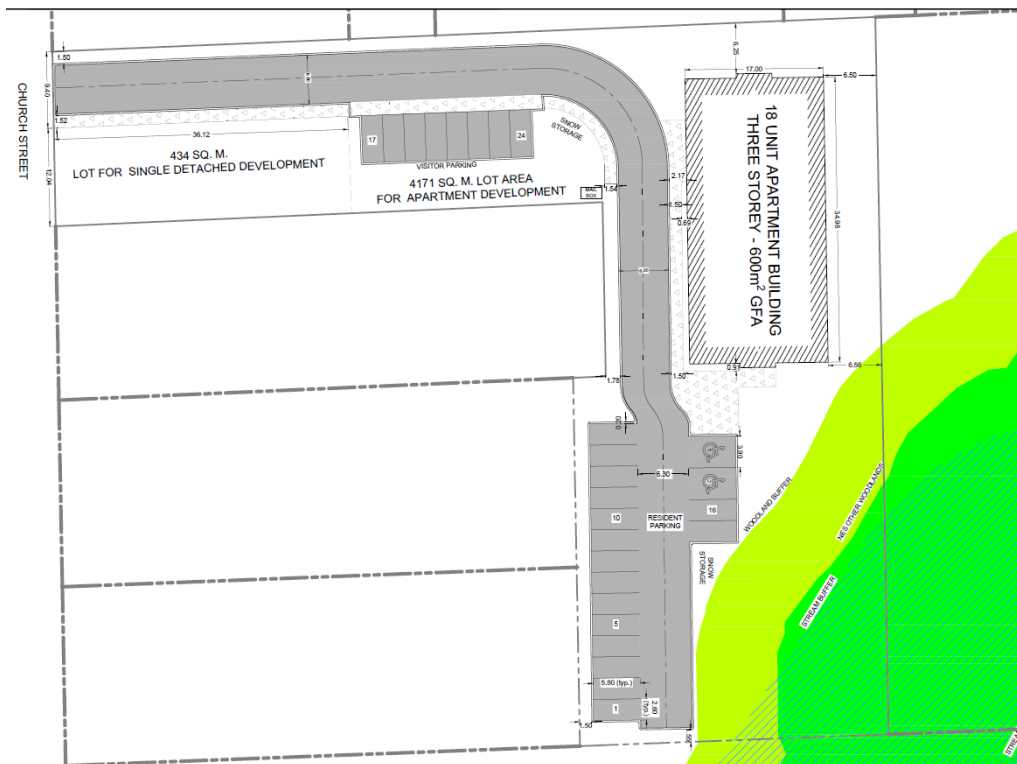
William Tigert
Town Clerk

Date of Mailing: July 14, 2023

PROPERTY LOCATION



PROPOSED SITE PLAN



*Pdf plans available for viewing on the Town of Pelham website at: www.pelham.ca/1039ChurchStreet