

Notice of Public Meeting

Date: Wednesday, February 14, 2024 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: 26T19-01-2022 & AM-11-2023

Subject Lands: Lands East of Station Street, South of Regional Road 20
and North of Summersides Boulevard
(Park Place West)

Public Meeting for Revision to Previously Approved Draft Plan of Subdivision and Zoning By-law Amendment in accordance with Sections 51 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Revision to Previously Approved Draft Plan of Subdivision and Zoning By-law Amendment were received for the property located at Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 & 13 Registered Plan 717 and Part of Lot 167, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The requested revision to the previously approved Draft Plan of Subdivision will permit twenty-seven (27) lots for single detached dwellings, seven (7) blocks for fourteen (14) semi-detached dwelling units and six (6) Blocks for twenty-four (24) street townhouse dwellings for a total unit count of sixty-five (65). The change is a result of additional lands being added to the proposed Draft Plan of Subdivision

The requested Zoning By-law Amendment would rezone the additional lands from the RD (Residential Development), R2-150 (Residential 2-150) and RM1-151 (Residential Multiple 1-151) zones to the revised R2-150 (Residential 2-150) and RM1-151 (Residential Multiple 1-151) zones to allow the residential uses proposed in the revised draft plan of subdivision.

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, February 5, 2024** 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 February 9, 2024**. 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/ParkPlaceWest or at Town Hall by appointment after 12:00 PM on Friday, February 9, 2024.

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 19th day of January, 2024.



William Tigert
Town Clerk

Date of Mailing: January 19, 2024

PROPERTY LOCATION



PROPOSED REVISION TO APPROVED DRAFT PLAN OF SUBDIVISION

PARK PLACE WEST
TOWN OF PELHAM



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