

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, December 6, 2022 at 4:00 pm

PLACE: This will be a virtual / electronic meeting

Town Council approved Committee of Adjustment Hearings to be held electronically through By-law 4422(2022).

The Town of Pelham Committee of Adjustment meeting live webcast will be streaming at: <https://www.youtube.com/user/TownOfPelham>

Under Section 45 of the Planning Act, R.S.O. 1990, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A19/2022P

Subject Lands: Part of 162 Port Robinson Road,
Saffron Meadows Phase 3 Subdivision,
(Proposed 13 Arsenault Crescent), Pelham

Legal Description: Part of Lot 171 and Lot 172, Town of Pelham
(Proposed Lot 10, 59M-XXXX)



The subject land is located on the west side of Klager Avenue, lying south of Port Robinson Road, being Part of Lot 171 and Lot 172 (Proposed Lot 10, 59M-XXXX) in the Saffron Meadows Phase 3 Subdivision, in the Town of Pelham.

Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Residential 2 -290 "R2-290" in accordance with Pelham Zoning Amending By-law 4138(2019), as amended. Application is made for relief, to construct a single detached dwelling from:

Section 14.2(d) "Maximum Front Yard" – to permit a maximum front yard setback of 8.5m to the dwelling front face whereas the by-law requires a maximum of 5.5m to the dwelling front face.

PUBLIC HEARING: This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above noted application. Anyone wishing to register objections, support or comments concerning this application may present them in writing to the Secretary-Treasurer prior to the hearing and/or at the hearing, or make a verbal presentation at the hearing.

YOUR INPUT IS ENCOURAGED: The Committee would appreciate receiving your written and/or verbal comments regarding this application. **Written comments must be submitted by November 23, 2022.** If the Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection to the proposal. Should an extension be required, please contact the Secretary-Treasurer. Verbal comments will be received by the Committee at the electronic public hearing via Zoom. **To participate in the virtual meeting to provide oral input, please pre-register with the Secretary Treasurer by sending an email to the email address noted below before 12:00pm noon on December 2, 2022.** All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of the Committee of Adjustments Decision. If you have not submitted written comments or pre-registered and wish to submit a comment during the meeting, you may livestream the meeting from our YouTube Chanel and e-mail comments to clerks@pelham.ca during the public comment portion of the application only. If your comments are not received during the public portion of the application, they will not be considered. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

It is highly recommended that the applicant or the authorized agent of the applicant be present at the hearing. Please note that if you do not attend at this hearing, the Committee may proceed in your absence and you will not be entitled to any further notice in the proceedings.



COMMITTEE OF ADJUSTMENT

Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0

NOTICE OF DECISION: Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to:

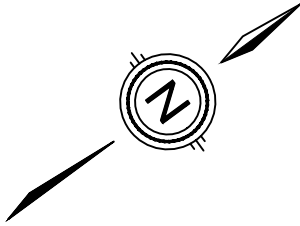
Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-892-2607 ext. 315 hwillford@pelham.ca

For technical questions, please contact:
Andrew Edwards, Planner
905-892-2607 ext. 324 aedwards@pelham.ca

Date of Mailing: November 9, 2022

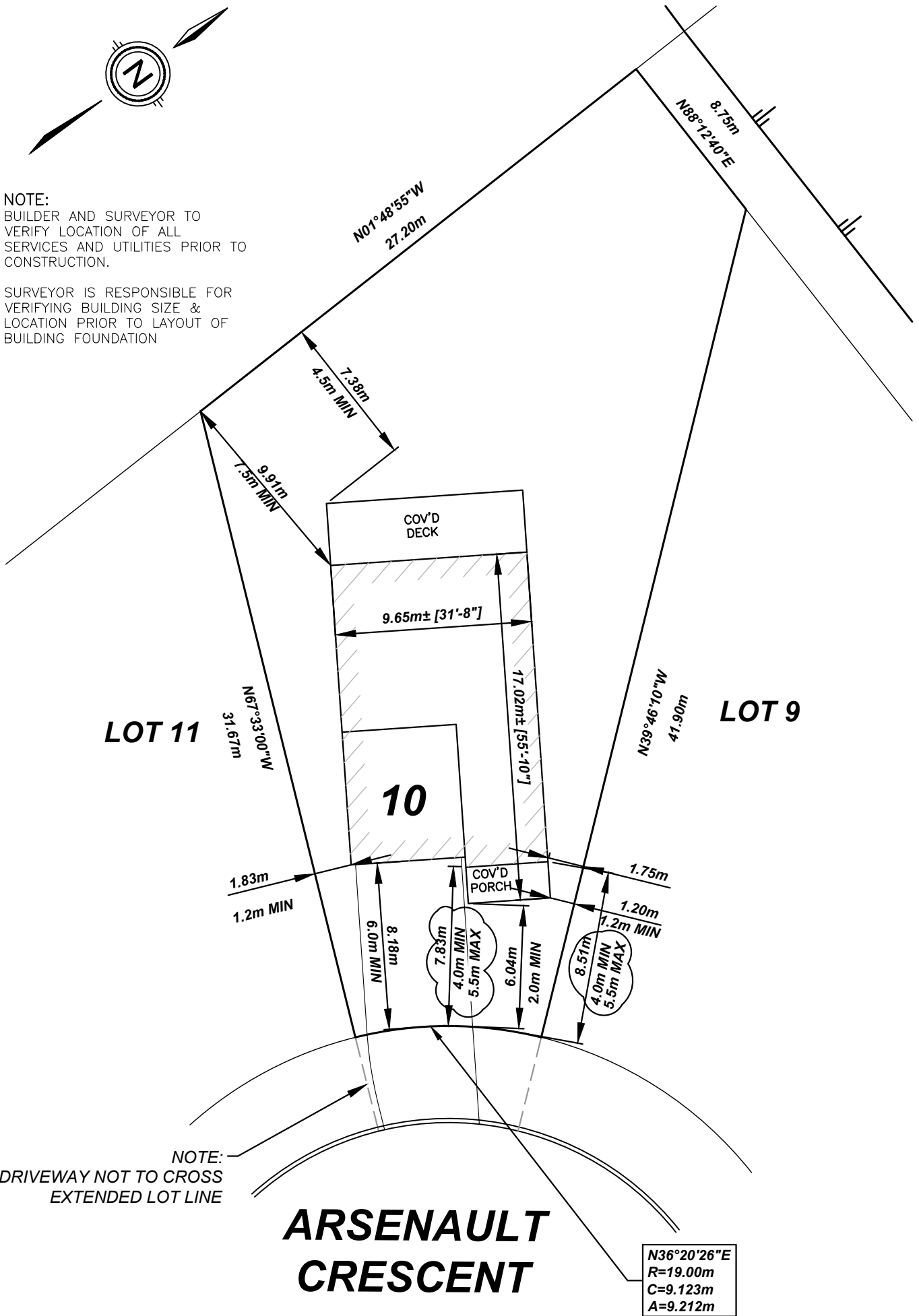
A handwritten signature in blue ink, appearing to read "Holly Willford", is written above a horizontal line.

Holly Willford
Town Clerk/Secretary-Treasurer



NOTE:
 BUILDER AND SURVEYOR TO
 VERIFY LOCATION OF ALL
 SERVICES AND UTILITIES PRIOR TO
 CONSTRUCTION.

SURVEYOR IS RESPONSIBLE FOR
 VERIFYING BUILDING SIZE &
 LOCATION PRIOR TO LAYOUT OF
 BUILDING FOUNDATION



NOTE:
 DRIVEWAY NOT TO CROSS
 EXTENDED LOT LINE

ARSENAULT CRESCENT

N36°20'26"E
 R=19.00m
 C=9.123m
 A=9.212m

TOWN OF PELHAM INDIVIDUAL LOT GRADING PLAN

LOT 10
 REGISTERED PLAN 59M-

SCALE: 1 : 250m
 GRADE PLAN No.: 1541-GP2
 REVISION DATE: 2021-08-17
 SUBDIVISION: SAFFRON MEADOWS PHASE 3

BUILDER: RINALDI HOMES PHONE: _____
 OWNER: _____ PHONE: _____

PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED GRADING SHOWN CONFORMS TO THE LATEST REVISION OF THE SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: JASON SCHOOLEY (P.Eng)
 FIRM: UPPER CANADA CONSULTANTS
 SIGNATURE: _____
 DATE: OCTOBER 20, 2022
 ACCEPTED BY TOWN: _____

LEGEND

[173.75]	DENOTES	PROPOSED ELEVATION
173.75	"	EXISTING GROUND ELEVATION
(173.75)	"	FINISHED ELEVATION
-	"	DRAINAGE DIRECTION
FF	"	FINISHED FLOOR ELEVATION
GF	"	FINISHED GARAGE FLOOR ELEVATION
F.F.T.	"	TOP OF FOUNDATION ELEVATION
B.F.T.	"	BOTTOM OF FOOTING ELEVATION
○	"	DOWNSPOT & DIRECTION

AS CONSTRUCTED GRADING

I HEREBY CERTIFY THAT I HAVE TAKEN THE SHOWN GRADES SHOWN, AND THAT THE GRADING OF THIS LOT GENERALLY CONFORMS TO THE LATEST REVISION OF THE SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: _____
 FIRM: _____
 SIGNATURE: _____
 DATE: _____
 ACCEPTED BY TOWN: _____
 DATE: _____



**UPPER CANADA
 CONSULTANTS**
 ENGINEERS / PLANNERS

3-30 Hannover Drive
 St. Catharines, ON
 L2W 1A3
 Phone: (905)688-9400
 Fax: (905)688-5274

PRELIMINARY

Electronic Hearing Procedures &

How to Get Involved in a Town of Pelham Zoom Hearing

All Town of Pelham in person Committee of Adjustment hearings have been cancelled, instead the Town is holding all Committee of Adjustment hearings electronically via Zoom.

Notice of Hearing

A Notice of Hearing will be mailed to the all persons listed as owners in the last revised assessment roll number within 60 meters (200 feet) of the subject property. The Notice of Hearing can also be found at the Town of Pelham website for all applications being heard by electronic meetings: <https://www.pelham.ca/en/town-hall/committee-of-adjustment.aspx>

How to Submit Comments

Public input on applications is invited. During this time, written comments are encouraged as the preferred method of receiving public input. Written comments may be sent by mail or e-mail to the attention of the Secretary Treasurer. You may also drop written comments off at Town Hall in the drop box. You may also provide verbal input live at the hearing by pre-registering with the Secretary Treasurer.

Written Comments

Please provide written input by mailing or e-mailing your comments to the Secretary Treasurer by the date indicated on the Notice of Hearing. You may also drop off written comments to Town Hall in the drop box.

Verbal Submissions

To participate in the remote electronic public meeting to provide verbal input, please pre-register with the Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing.

Please note, the Secretary Treasurer will provide you the Zoom link and password in advance of the meeting. This is for pre-registered participants only and is not to be shared with others. Zoom test meetings are available by request. Please advise the Secretary Treasurer of your requirements at the time of registration.

View the Meeting – E-mail Comments Live

The remote electronic meeting can be viewed by live-streamed on the Town's YouTube Channel at <https://www.youtube.com/user/TownOfPelham/live>. While viewing the meeting live you may submit comments during your application of interest to: clerks@pelham.ca. Please note, if your comments are submitted after the public portion of the application you are interested in has been closed, your comments will not be considered. This method of public participation is not the preferred method as you may not submit your comments in time. Use this method at your own risk and the Town is not responsible for any livestream lag, disconnection or internet failures.

More Information

For more information please contact:

Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1C0
905-892-2607 ext. 315 hwillford@pelham.ca

Assistant Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1C0
905-892-2607 ext. 320 sleach@pelham.ca

For technical questions, please contact:

Andrew Edwards, Planner

905-892-2607 ext. 324 aedwards@pelham.ca

Participant Process During Meetings

- Participants are required to join the meeting 15 minutes in advance of the start time for the Hearing.
- Participants are responsible for ensuring their background is free from offensive or vulgar material. If inappropriate material is visible you will be removed from the meeting.
- Vulgar or offensive language / comments will not be tolerated. If inappropriate language is used you will be removed from the meeting.
- Participants' will remain in the waiting room until they are called to speak.
- Once your comments have been heard by the Committee of Adjustment, you will be placed back into the waiting room. Once voting on the item has taken place, participants will be removed from the meeting completely.
- Once removed from the Hearing, you can visit the Town's YouTube if you wish to continue watching the meeting.

Technical Difficulties During Hearings

- Beyond the available Zoom test session, Town staff will **not** provide technical assistance for participants before or during Hearings.
- If a participant's connection to the meeting fails during the Hearing, Town Staff will attempt to make reasonable efforts to re-establish connection for a period of 5 minutes. If the connection cannot be re-established within 5 minutes, the comments received up to that point will be included as part of the official record and the hearing will continue.
- If a participant is not present when called upon by the Chair three times, the participant will be considered absent and the hearing will continue without the participant.
- If, in the Chair's opinion, a participant's audio/ video is not of an acceptable quality, the Chair may require the participant to use the dial-in option.