

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday October 6, 2020 at 4:00pm

PLACE: This will be a virtual / electronic meeting

Town Council approved Committee of Adjustment Hearings to be held electronically during an Emergency through By-law 4231(2020).

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

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13; notice is hereby given that an application for **consent** under the file number noted below will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: B7/2020P

Subject Lands: 1150 Line Avenue, Pelham (Part 1)

Legal Description: Part of Lot 177, Former Township of Thorold now Pelham

Location of the lands and purpose of this application:

The subject parcel, shown as Part 1 on the attached sketch, is located on the west side of Line Avenue lying between Bacon Lane and Steflar Street, being Part of Lot 177, Former Township of Thorold now in the Town of Pelham.

Application is made for consent to convey and partial discharge of mortgage of 533.81 square metres of land for a single detached dwelling. 4,067 square metres of land (Part 3) is to be retained for a private road and future development (Townhomes).

This application is being considered concurrently with Consent File B8/2020P and Minor Variance Files A25/2020P and A26/2020P

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.

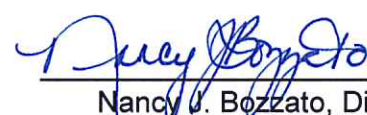
YOUR INPUT IS ENCOURAGED: The Committee would appreciate receiving your written and/or verbal comments regarding this application. Written comments must be submitted by **September 24, 2020**. If the Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection 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 October 2, 2020. 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.

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:

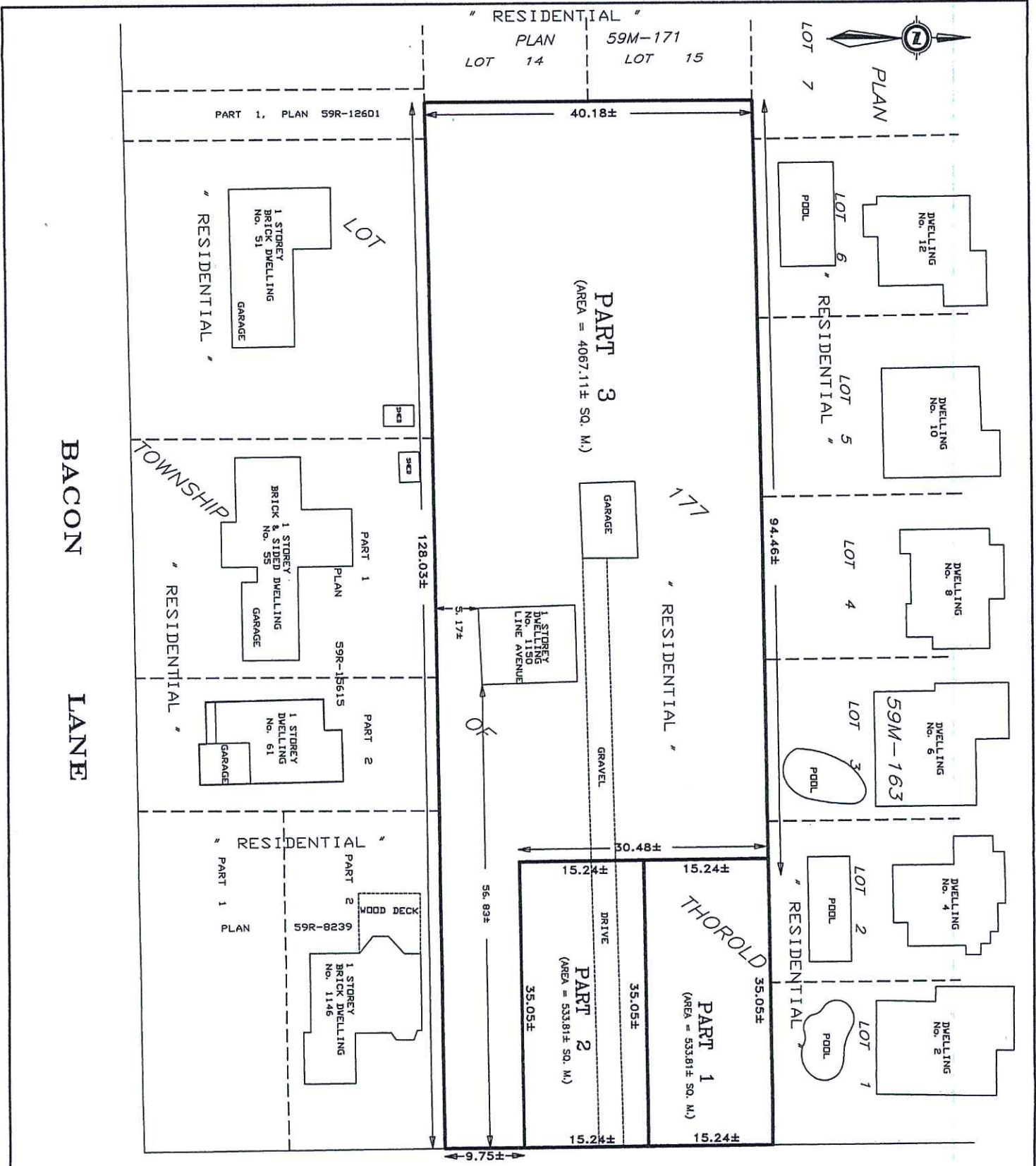
Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-892-2607 ext. 315 njbozzato@pelham.ca

For technical questions, please contact:
Curtis Thompson, Planner
905-892-2607 ext. 324 cthompson@pelham.ca

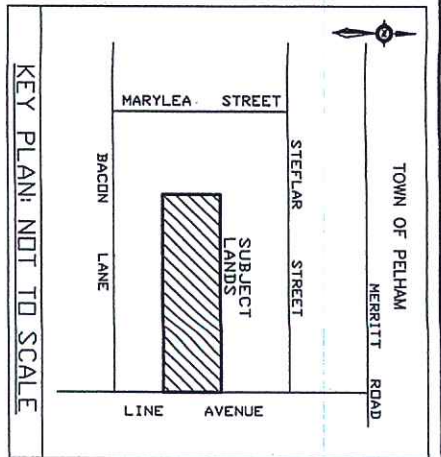


Nancy U. Bozzato, Dipl.M.M., AMCT
Town Clerk/Secretary-Treasurer

Date of Mailing: September 2, 2020



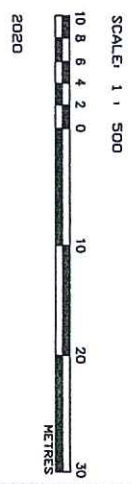
LINE AVENUE (20.12± WIDE)



KEY PLAN: NOT TO SCALE

COMMITTEE OF ADJUSTMENT APPLICATION
 #1150 LINE AVENUE
 PART OF LOT 177,
 GEOGRAPHIC TOWNSHIP OF THOROLD

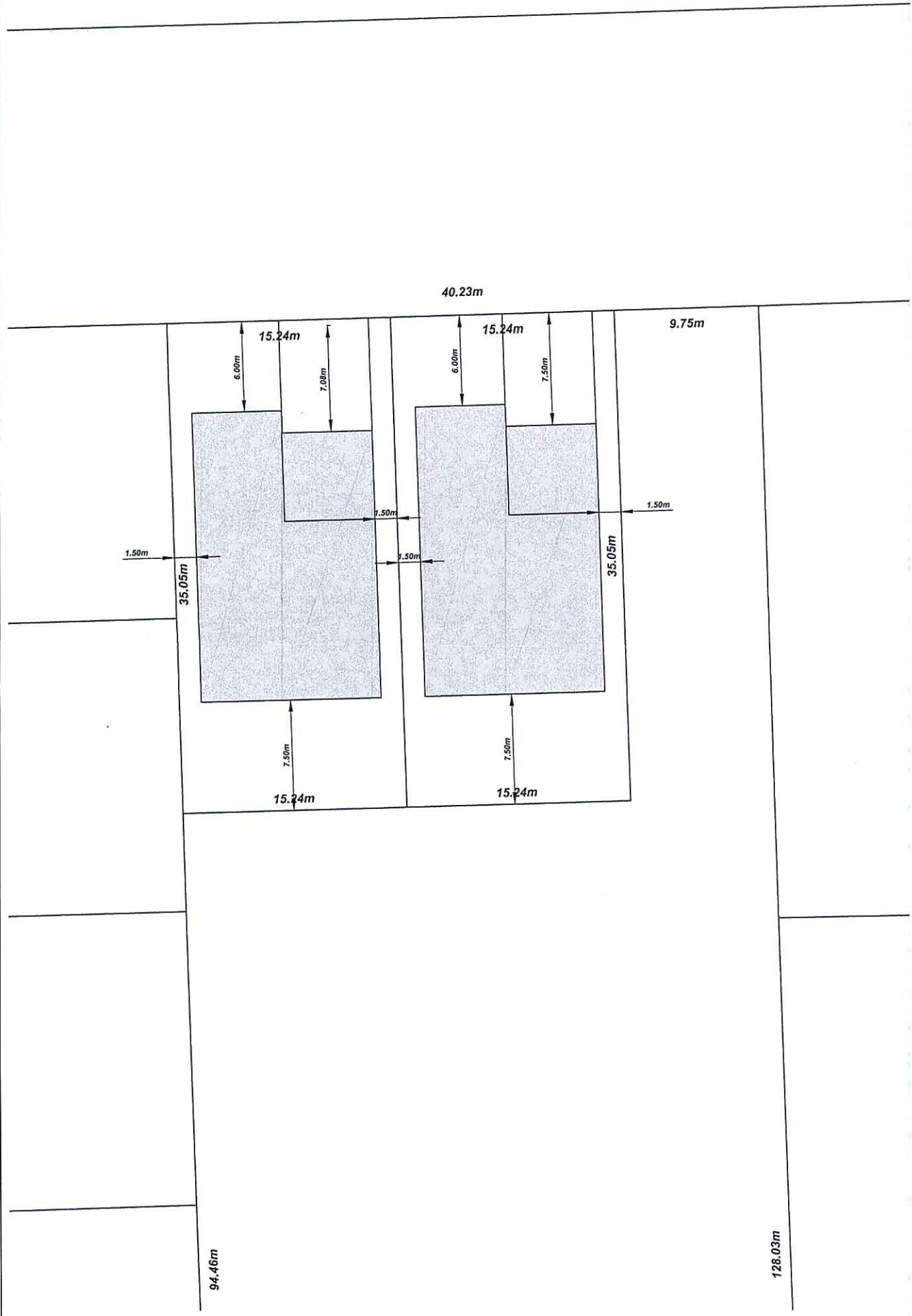
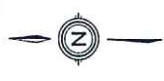
IN THE
 TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA



THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE TITLE BLOCK

Philip S. Suda
 PHILIP S. SUDA O.L.S.
 DATE: *JUL 23 2022*

SUDA & MALESZYK SURVEYING INC.
 ONTARIO LAND SURVEYORS
 28 EAST MAIN STREET, SUITE 2
 WELAND, ONTARIO L3B 3W3
 TEL: (905) 732-7651 FAX: (905) 732-7660
 FILE: 20-65 JOB No: 6050



CONSULTANT FILE NO.	1010
DATE	2010-03-31
ISSUED	2010-07-27
SCALE	
REF. NO.	
DWG. NO.	2010-CP2
REV.	0

1150 LINE AVE
TOWN OF PELHAM
CONSENT CONCEPT PLAN



DRAFTING	WH
DESIGNED	WH
CHECKED BY	---
APPROVED BY	---

NOTES:

- PORTION OF THIS PLAN, CONDUIT, WATERMAIN, SEWER AND OTHER INFRASTRUCTURE AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NEARLY AS SHOWN. CHECK FOR EXISTING UTILITIES AND STRUCTURES IN THE FIELD. LOCATIONS OF ALL SUCH UTILITIES AND STRUCTURES AND DEPT. SHALL BE DETERMINED BY THE CLIENT PRIOR TO CONSTRUCTION.
- EXISTING UTILITIES AND STRUCTURES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL CONSTRUCTION MUST COMPLY WITH THE LOCAL MUNICIPAL ZONING BY-LAW AND ANY OTHER APPLICABLE REGULATIONS.

NO.	REVISION	DATE	BY
0	ISSUED FOR REVIEW	2010-07-27	WH
1	REVISED		