

NOTICE OF PUBLIC HEARING

HEARING DATE: Monday, June 3, 2024 at 4:00 pm

PLACE: **This will be a hybrid (virtual/in-person) hearing**

Virtual Participation: Zoom Webinar / Youtube Livestream

In-person Participation: Council Chamber, Pelham Town Hall
20 Pelham Town Square, Fonthill ON

Town Council approved hybrid meetings through By-law 4507(2022).

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

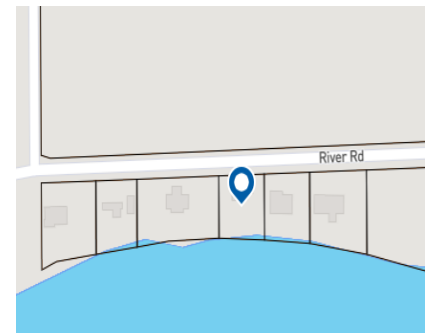
Under Section 45 of the *Planning Act, R.S.O. 1990*, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A12-2024P

Subject Lands: 594 River Road, Pelham

Legal Description: Part Lot 11, Concession 14 (Part 1&2 on Sketch)

The subject land is located on the south side of River Road, lying east of Cream Street, being Part Lot 11, Concession 14 (Parts 1 & 2 on Sketch), in the Town of Pelham



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Agriculture (A) and Environmental Protection Zone 1 (EP1) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application is for relief to rectify zoning deficiencies as a result of a consent application B10-2024P. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 5.1.3 “Minimum Lot Frontage” – to permit a minimum lot frontage of 46.0m whereas the By-law requires a minimum lot frontage of 180.0m; and

Section 5.1.3 “Minimum Lot Area” – to permit a minimum lot area of 1729m² whereas the By-law requires a minimum lot area of 4000m²; and

Section 5.1.3 “Maximum Lot Coverage” – to permit a maximum lot coverage of 15% whereas the By-law permits a maximum lot coverage of 10%; and

Section 5.1.4 “Maximum Lot Coverage Accessory Structures” – to permit a maximum lot coverage for accessory structures of 7% whereas the By-law permits a maximum lot coverage accessory structures of 1%.

This application is being considered concurrently with Consent File B10-2024P and Minor Variance File A11-2024P.

PUBLIC HEARING: This is a public hearing called to hear 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 before the hearing and/or at the hearing or make verbal comments at the hearing.

YOUR INPUT IS ENCOURAGED: The Committee would appreciate receiving your written and/or verbal comments regarding this application. **For inclusion on the public agenda/consideration within the recommendation report, written comments must be submitted by May 22, 2024.** 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 public hearing via virtual or in-person participation. **To provide verbal**

comments virtually at the hearing, please pre-register with the Secretary-Treasurer by sending an email to the email address noted below before 12:00pm noon on May 31, 2024. Zoom webinar registration information and procedure will be provided. **To provide verbal comments in person at the hearing, pre-registration is encouraged but not required.** Registrants will be notified of the Committee of Adjustments Decision. If you have not submitted written comments and wish to submit a comment live during the meeting, you may live stream the meeting from our YouTube channel and e-mail comments to clerks@pelham.ca during the public comment portion of this 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 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. 320 sleach@pelham.ca

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



Sarah Leach, BA
Deputy Clerk/Secretary-Treasurer

Date of Mailing: May 7, 2024

Hybrid Committee of Adjustment Hearing Procedures

The Town of Pelham is holding hybrid Committee of Adjustment hearings. A hybrid hearing involves a mixture of in-person and remote attendance/ participation.

Notice of Hearing

A Notice of Hearing is 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 on the Town of Pelham website, Committee of Adjustment webpage: <https://www.pelham.ca/en/town-hall/committee-of-adjustment.aspx>

View the Meeting

The Committee of Adjustment hearing can be viewed by livestream on the Town's YouTube Channel at <https://www.youtube.com/user/TownOfPelham/live>. The link will go live at the date and time prescribed on the Notice of Hearing. A recording of the hearing is also available on YouTube and the Town of Pelham website following the meeting.

Attendees are also welcomed to view the meeting in-person at the date, time and location prescribed on the Notice of Hearing.

Written Comments

Written comments are encouraged as the preferred method of receiving public input. 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. Written comments submitted on or before the deadline will be included on the public agenda. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

Verbal Submissions – Remote Participation

To make verbal comments to the Committee during the public portion of the hearing, please pre-register with the Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing.

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.

Verbal Submissions – In-person Participation

To make verbal comments to the Committee during the public portion of the hearing, please attend the hearing in-person at the date, time and location prescribed on the Notice of Hearing. In-person participants wishing to make verbal comments are encouraged to pre-register with the Secretary Treasurer by telephone or email. This allows for the preparation of a speakers list. Although pre-registration is encouraged and preferred it is not a requirement of speaking in person at the meeting.

Please note, all verbal submissions, regardless of method, are live-streamed and recorded.

E-mail Comments Live

While viewing the meeting remotely via livestream you may submit comments to: clerks@pelham.ca. Please note, comments must be received before or during the public portion of your application of interest. If your comments are submitted after the public portion of the application you are interested in has 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. 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. 320 sleach@pelham.ca

For technical questions, please contact:
Andrew Edwards, Planner
905-892-2607 ext. 323 aedwards@pelham.ca

Participant Process During Meetings

- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the hearing.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.

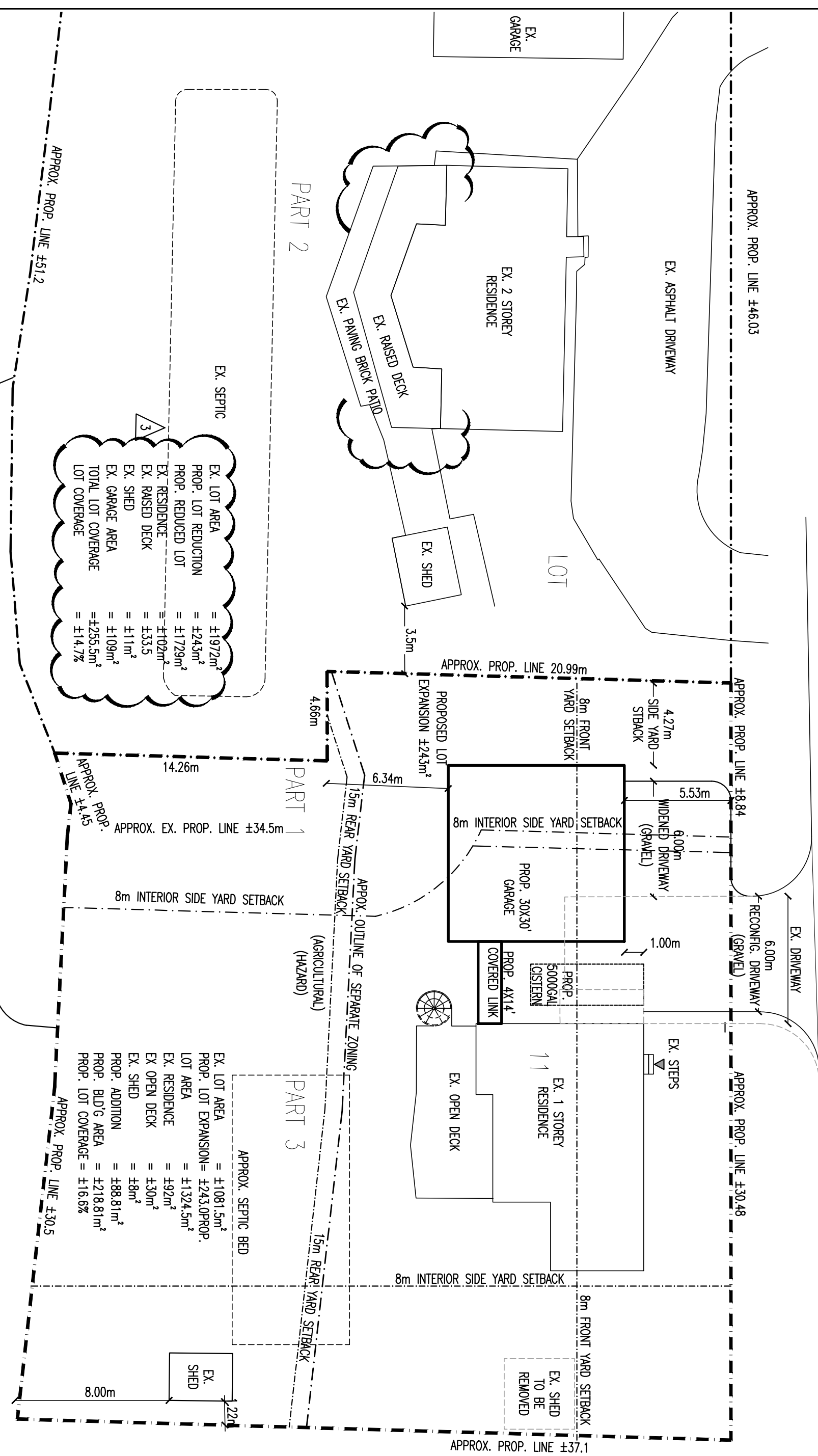
Additional Procedures for Remote Participation

- Participants joining remotely 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.
- Participants will remain in the waiting room until they are called to speak. Participants will be able to hear and see the meeting while in the waiting room.
- Once your comments have been heard by the Committee of Adjustment, you will be placed back into the waiting room where you may continue to view 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. If the connection cannot be re-established, 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 in the Zoom Webinar when called upon by the Chair, 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.

RIVER ROAD



EX. LOT AREA	= ±1972m ²
PROP. LOT REDUCTION	= ±243m ²
PROP. REDUCED LOT	= ±1729m ²
EX. RESIDENCE	= ±102m ²
EX. RAISED DECK	= ±33.5
EX. SHED	= ±11m ²
EX. GARAGE AREA	= ±109m ²
TOTAL LOT COVERAGE	= ±255.5m ²
LOT COVERAGE	= ±14.7%

EX. LOT AREA	= ±1081.5m ²
PROP. LOT EXPANSION	= ±243.0PROP.
LOT AREA	= ±1324.5m ²
EX. RESIDENCE	= ±92m ²
EX. OPEN DECK	= ±30m ²
EX. SHED	= ±8m ²
PROP. ADDITION	= ±88.81m ²
PROP. BLD'G AREA	= ±218.81m ²
PROP. LOT COVERAGE	= ±16.6%

SITE PLAN

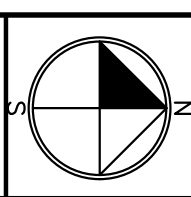
SCALE: 1:200

Job number: 20-29
 revision number:
 drawing number:
A1

project title:
PROPOSED LOT EXPANSION
 572 RIVER ROAD
 FENWICK, ONTARIO.
 drawing title:
PROPOSED SITE PLAN

drawn by: DA
 design by: MRM
 approved by: LJM
 date: 24-04-12
 plot scale: 1:1
 scale: AS NOTED

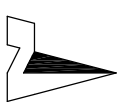
2M architects inc.
 115 Lake Street
 St. Catharines, ON
 Canada L2R 5X7
 Tel: 905-687-9777
 Fax: 905-687-9997
 2Marchitects@cogeco.net
 www.2marchitects.ca



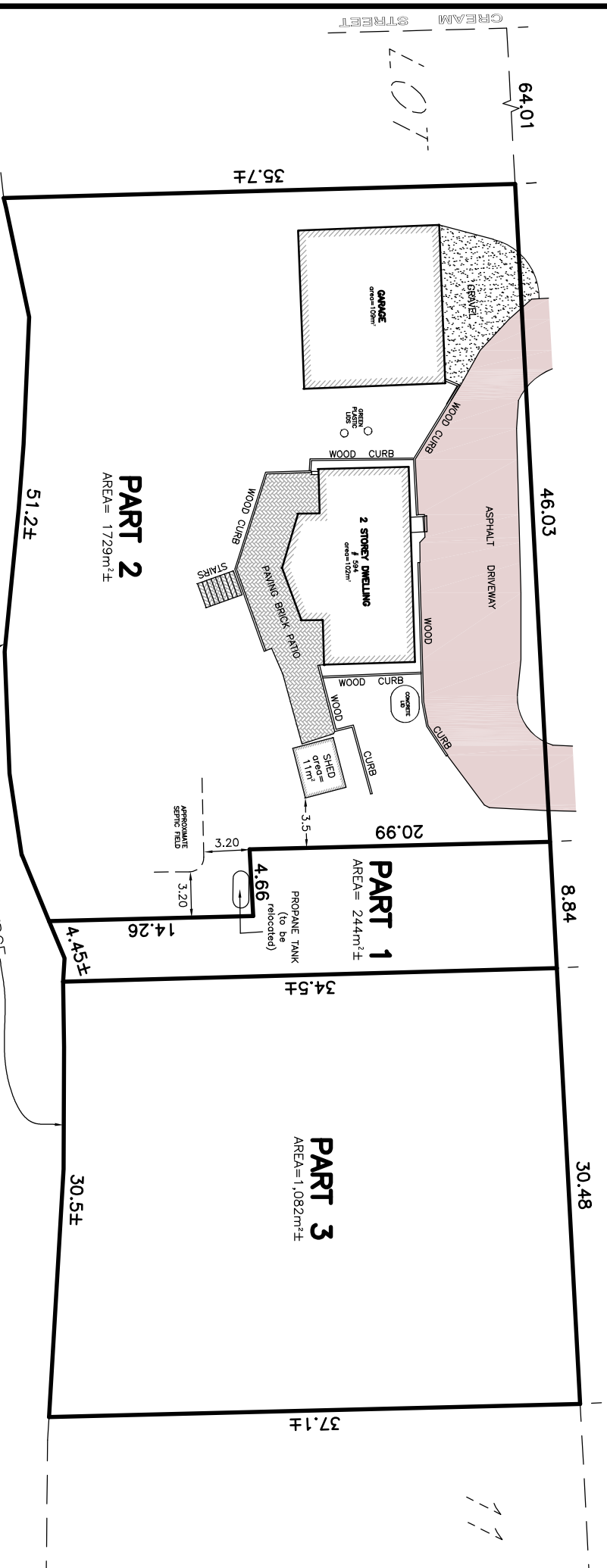
No.	BY	DATE	REVISION:
01	DA	2023-07-12	SITE STUDY
02	DA	2023-10-19	CLIENT APPROVAL
03	DA	2023-10-19	594 RIVER RD. EX. DECK ADDED.

THESE DOCUMENTS ARE NOT TO BE SCALED.
 THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN CONSENT. ALL DOCUMENTS TO BE RETURNED AT COMPLETION OF WORK.
 CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.
 ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.

CONCESSION



RIVER ROAD
IRREGULAR WIDTH



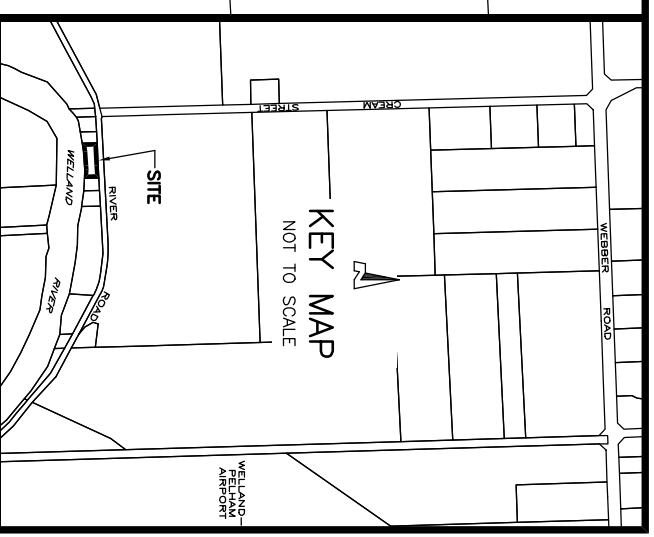
PART 2

LOT AREA	=	1,729m ²	-	100%
DWELLING AREA	=	102m ²	-	5.9%
GARAGE AREA	=	109m ²	-	6.3%
SHED AREA	=	11m ²	-	0.6%
TOTAL BUILDING AREA	=	222m ²	-	12.8%

WELLAND

RIVER

- NOTES:
- 1) PART 1 TO BE SEVERED FROM PART 2 AND MERGE IN TITLE WITH PART 3.
 - 2) SUBJECT AND ABUTTING LAND USE IS RESIDENTIAL.



SKETCH

PREPARED FOR SEVERANCE APPLICATION
 PART OF LOT 11
 CONCESSION 14
 GEOGRAPHIC TOWNSHIP OF PELHAM
 IN THE
 TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 400 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE +/- MEASUREMENTS.

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OCT. 13, 2023
 DONALD G. CHAMBERS, B. Sc., O.L.S.
 DATE

CHAMBERS AND ASSOCIATES
 SURVEYING LTD
 12 THOROLD ROAD EAST
 WELLAND ONTARIO
 L9C 3T2
 (905) 735-7841 / 735-7844
 FAX (905) 735-7333
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