

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, August 6, 2024, at 4:00 pm

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

Virtual Participation: Zoom Webinar / Youtube Livestream

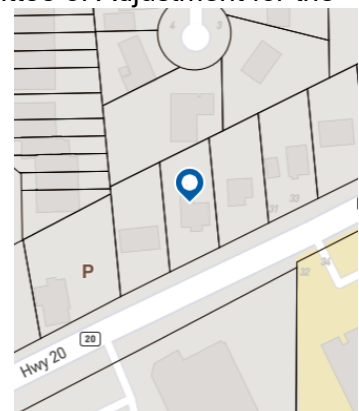
In-person Participation: Council Chamber, Pelham Town Hall
 20 Pelham Town Square, Fonthill ON

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: A16-2024P
Subject Lands: 25 Highway 20 E, Pelham
Legal Description: Part of Block A, Plan 717



The subject land is located on the north side of Highway 20 West, lying west of Station Street, being Part of Block A, Plan 717, in the Town of Pelham

Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Main Street (MS) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate an addition to and renovation of the existing dwelling to facilitate a 3-storey commercial hotel with 6 guest rooms (2 per floor) and a shared amenity space in the basement. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 8.2.3 (Zone Requirement) “Front Yard” – to recognize the front wall occupying 68% of the lot frontage and setback 11.36m from the front lot line whereas the By-law requires the façade to occupy a minimum of 75% of the lot frontage and be built within 0-3.0m of the front lot line; and

Section 8.2.3 (Zone Requirement) “First Floor Window Height” – to recognize an existing first floor window height of 0.71m whereas the By-law allows a first floor building height of 0.3m to 0.6m; and

Section 8.2.3 (Zone Requirement) “First Floor Height” – to permit an existing first floor height of 2.74m whereas the By-law requires a minimum first floor height of 4.5m;

Section 8.2.3 (Zone Requirement) “Angular Plane” – 60-degree angular plane - to permit a 0.102m encroachment into the angular plane on the west side of the lot, whereas no encroachment into the angular plane is permitted.

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 July 24, 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 July 24, 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: June 17, 2024



3D View

PLAN

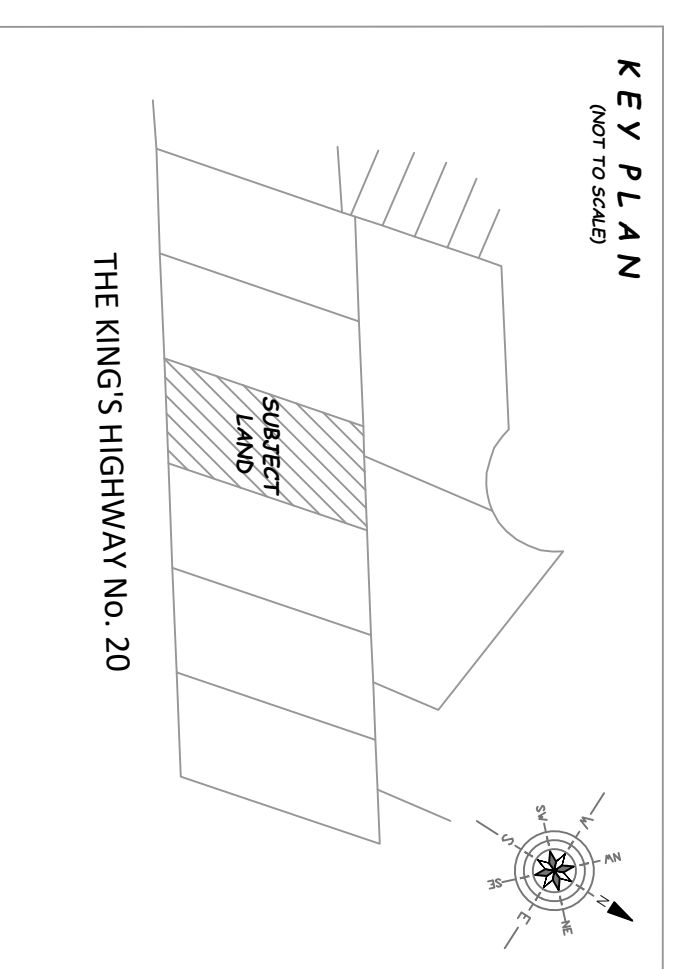
LOT 46

LOT 719

LOT 45

PIN 64064 - 0112 (LT)

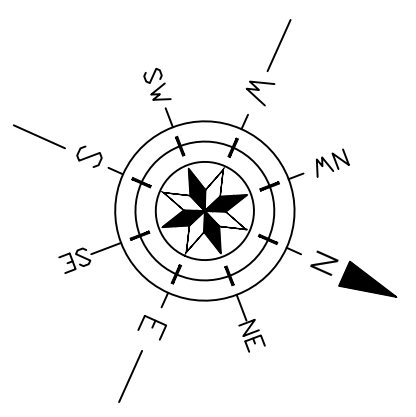
THE KING'S HIGHWAY NO. 20



PROPERTY SITE GRADING PLAN

NOTE: THIS SITE PLAN IS NOT A PLAN OF SURVEY

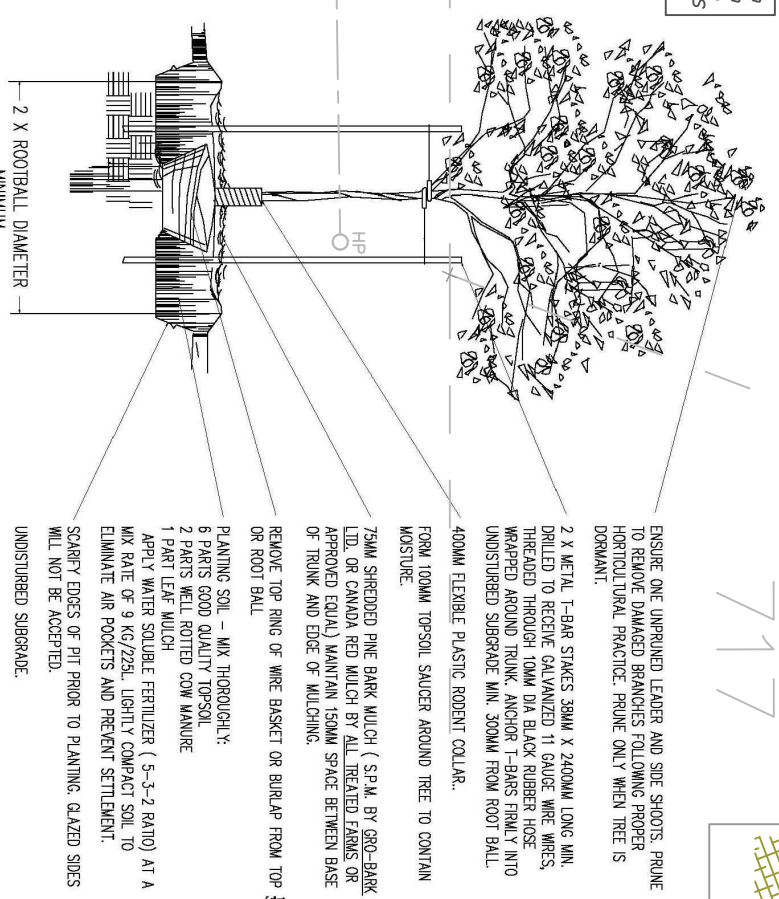
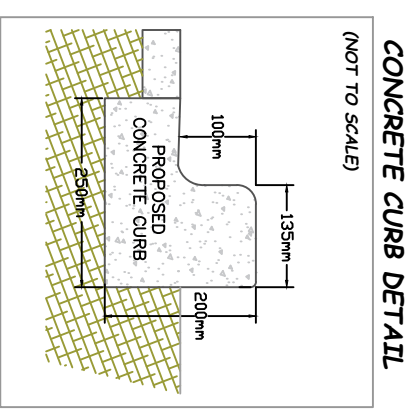
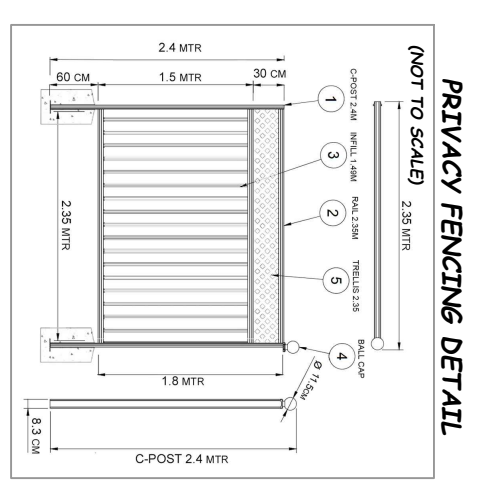
BLOCK



PLAN

THE KING'S HIGHWAY NO. 20

PIN 64064 - 0584 (LT)



RESUME ONE UNBUNDLED LEAFER AND ONE SHOOTER. REMOVE HORIZONTAL PRUNING. PRUNE ONLY WHEN TREE IS DOMINANT.
 2 X METRE T-SHAPED STAKES SHALL X-KNOCK LONG AND ORIENTED TO RECEIVE CALVANCED 11 GAUGE WIRE MESH. PROCEED THROUGH FROM ONE BLACK RESISTANCE TO UNBUNDLED SHOOTER. MIN. 300MM FROM ROOT BALL.
 ALLOW EXISTING PLANT, OBJECT, COLOUR.
 FROM TOPDOWN TOPSOIL SLICES AROUND TREE TO CONVINCE ASSURANCE.
 FRAME SHOOTER THE BARK WIDTH (SPAL BY FOR-BARK APPROVED) SHALL MAINTAIN 150MM SPACE BETWEEN BASE OF TRUNK AND EDGE OF MULCHING.
 REMOVE TOP SOIL OR WIRE BASKET OR BASKET FROM TOP 1 OR ROOT BALL.
 PLANTING SOIL - VAN THORP/ROCK.
 5 PARTS GOOD QUALITY TOPSOIL.
 2 PARTS WELL ROTTEN COW MANURE.
 1 PART LIFE WOLC.
 MIX RATIO OF 90/20/25. LIGHTLY COMPACT SOIL TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
 SCAFFY DICES OF 40 PPM TO PLANTING. GRADED 30/35 WILL NOT BE ACCEPTED.
 UNDISBURSED SUBSTANCE.

DESCRIPTION - PROPERTY SITE PLAN

ADDRESS: 25 Highway 20 E, Pelham, ON L0S 1E3
 OWNER: TWENTY23 INC.
 BUILDING PLANS: NONE

LEGEND & NOTES

- HP DENOTES HYDRO/UTILITY POLE
- OL DENOTES OVERHEAD UTILITY/HYDRO LINE
- ANC DENOTES ANCHOR
- GM DENOTES GAS METER
- BOF DENOTES BOARD FENCE
- PED DENOTES COMMUNICATION PEDESTAL
- Ø DENOTES DIAMETER
- +100.00 DENOTES EXISTING GROUND ELEVATION
- +100.00(C) DENOTES EXISTING ELEVATION OF CURB
- +100.00(C) DENOTES ELEVATION OF CUTTER
- FE DENOTES FINISHED FLOOR ELEVATION
- FFE DENOTES FINISHED FLOOR ELEVATION
- TO DENOTES TOP OF CONCRETE CURB
- [100.00] DENOTES PROPOSED FINISHED GRADE
- DENOTES PROPOSED SURFACE RUN-OFF
- DENOTES EXISTING DECIDUOUS TREE
- DENOTES PROPOSED DECIDUOUS TREE (Acer x fraxinam)
- DENOTES PROPOSED CONIFEROUS TREE (Thuja Occidentalis Emerald)

- 1) DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 2) BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.
- 3) ELEVATIONS ARE OF GEODESIC ORIGIN (CGVD-1928-78). DERIVED FROM GNSS USING THE TOP-NET/TRANS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (61 WEST LONGITUDE) NAD 83 (CSN8) (2010).

No.	REVISION	DATE
1)	INITIAL SUBMISSION	NOVEMBER 4, 2023
2)	INTEGRATIONS	NOVEMBER 10, 2023
3)	INTEGRATIONS	MARCH 5, 2024
4)	INTEGRATIONS	MARCH 19, 2024
5)	INTEGRATIONS	APRIL 03, 2024

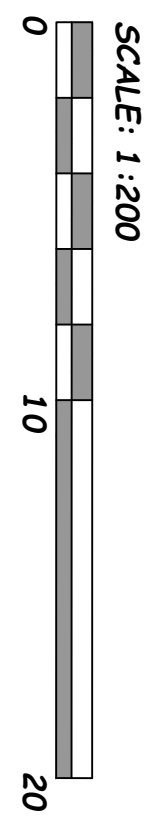
CAUTION
 - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 - THIS SITE PLAN IS PROTECTED BY COPYRIGHT ©.

SALVATORE A (SAM) DE ROSE, P. Eng.
 CONSULTING ENGINEER

162 Martindale Road Unit 505, St. Catharines (ON) L2S 3S4
 Phone (905) 324-4394 - e-mail: sam@salsoults.com



REF. No: 23-001-36 CHECKED BY: SDR DRAFTED BY: AC DATED: APRIL 03, 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.