

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, February 7, 2023 at 4:00pm

PLACE: This will be a virtual / electronic meeting

Town Council approved Committee of Adjustment Hearings to be held electronically through By-law 4505(2022).

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: B1/2023P

Date of Mailing: December 22, 2022

Subject Lands: Part Lot 7, Concession 6, being Part 2 on Reference Plan 59R-3127 (Property directly west of 360 Metler Road), Pelham

Legal Description: Part Lot 7, Concession 6, being Part 2 on Reference Plan 59R-3127

Location of the lands and purpose of this application:

The subject parcel, shown as Parcel 2 on the attached sketch, has a frontage of 67.63m on the south side of Metler Road, lying west of Effingham Street being Part Lot 7, Concession 6, being Part 2 on Reference Plan 59R-3127 in the Town of Pelham.

Application is made for consent to convey 1.779 hectares of land (Parcel 2), to be added to the abutting property to the east (Parcel 3), for future construction of a barn. Parcel 1 is to be retained for continued agricultural use.

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 **January 25, 2023**. 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 Friday, February 3, 2023.** 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 hwillford@pelham.ca



COMMITTEE OF ADJUSTMENT

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

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

A handwritten signature in blue ink, appearing to read "Holly Willford", is written in a cursive style.

Holly Willford, BA
Town Clerk/Secretary-Treasurer

Date of Mailing: December 22, 2022

Electronic Hearing Procedures &

How to Get Involved in a Town of Pelham Zoom Hearing

The Town of Pelham is holding all Committee of Adjustment hearings electronically via Zoom Webinar.

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. 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 or place them in the Town Hall 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 make live comments to the Committee during the public meeting, 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 electronic meeting can be viewed by live-stream 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, public comments must be received before or during the public portion of the meeting. 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 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.

SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL, OR PDF CERTIFIED

SKETCH FOR PLANNING ACT APPLICATION
No. 360 METLER ROAD
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

0 25 50 75 100 125 m

SCALE 1 : 1250
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS
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LEGEND

PIN DENOTES PROPERTY IDENTIFIER NUMBER

PROPERTY DESCRIPTION

PART OF LOT 7
CONCESSION 6
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
PIN 64035-0141(LT)
PIN 64035-0142(LT)

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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DECEMBER 8, 2022
DATE

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 1250 | SURVEY : 22-413 PS | DRWN BY : J.H.

METLER ROAD (20.12 WIDE)
(ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6)
PIN 64035 - 0013 (LT)

1.7km± TO CREAM STREET

NORTHEAST CORNER
LOT 7, CON. 6

440m± TO EFFINGHAM STREET

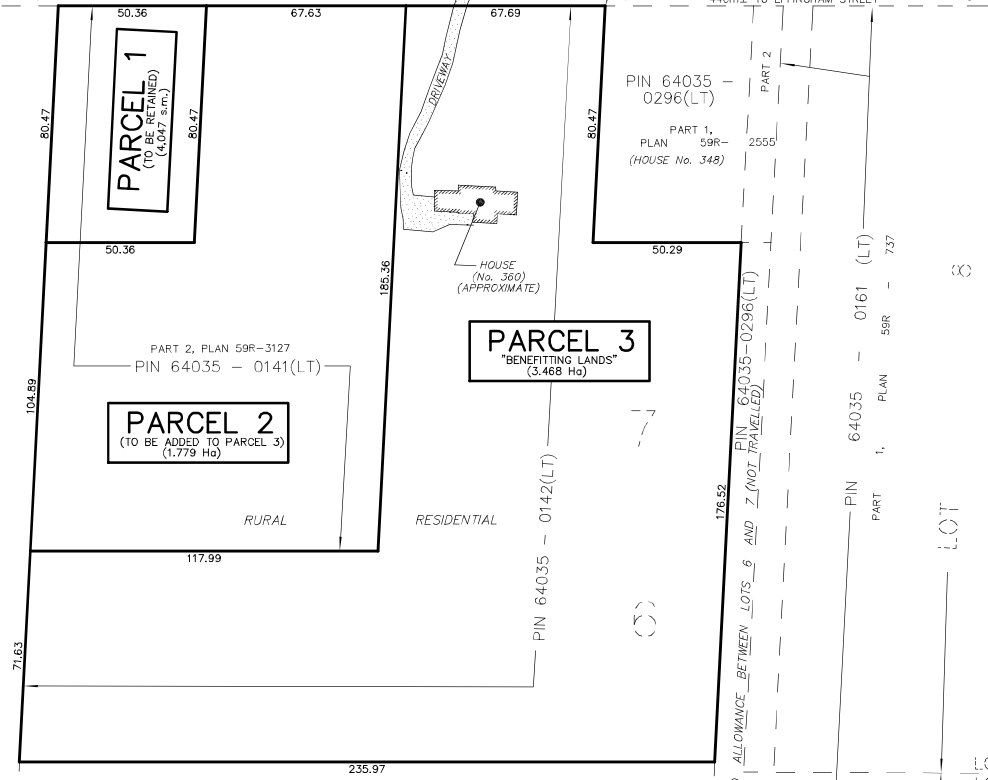
0139 (LT)

59R - 6804

PLAN

64035
PIN

PART 1,



PARCEL 1
(TO BE ADDED TO PARCEL 2)
(4.047 Ha)

PARCEL 2
(TO BE ADDED TO PARCEL 3)
(1.779 Ha)

PARCEL 3
"BENEFITTING LANDS"
(3.468 Ha)

PIN 64035 - 0296(LT)
PART 1,
PLAN 59R - 2555
(HOUSE No. 348)

HOUSE
(No. 360)
(APPROXIMATE)

PIN 64035 - 0142(LT)

WEST HALF OF ROAD ALLOWANCE BETWEEN LOTS 6 AND 7 (NOT TRAPPED)

0161 (LT)

59R - 737

PLAN

PIN 64035-0160(LT)
PART 2, PLAN 59R-737

LOT 7
PLAN

LOT 8
LOT 7

RURAL

RESIDENTIAL

RURAL

RESIDENTIAL

CONCESSION

BOUNDARY NOTE

BOUNDARY INFORMATION HAS BEEN DERIVED FROM PLAN 59R-6804 AND REGISTRY OFFICE RECORDS.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048