

## NOTICE OF PUBLIC HEARING

**HEARING DATE:** Tuesday, December 6, 2022 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 4422(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:** B13/2022P

**Date of Mailing:** November 7, 2022

**Subject Lands:** 1399 Station Street, Pelham

**Legal Description:** Part of Lots 14 and 15, Plan 717, designated as Part 1 on 59R-8459

### Location of the lands and purpose of this application:

The subject parcel, shown as Part 2 on the attached sketch, is an interior parcel of land situated 57.50 metres east of Station Street, lying south of Summersides Boulevard being Part of Lots 14 and 15, Plan 717, designated as Part 1 on 59R-8459 in the Town of Pelham.

Application is made for consent to partial discharge of mortgage and consent to convey 1938 square metres of land (Part 2), to be added to the abutting property to the south (Part 5), for future development. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1399 Station Street.

**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 Friday, 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](mailto: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](mailto:hwillford@pelham.ca)

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

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

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Holly Willford, BA  
Town Clerk/Secretary-Treasurer

**Date of Mailing: November 7, 2022**



STATION

20.12 WIDE

STREET

33.52  
**PART 1**  
AREA=787m<sup>2</sup>±

**SUMMERSIDES**  
REGISTERED PLAN  
**BOULEVARD**  
59M-457

27.40  
BLOCK 3, PLAN 59M-457  
0.30 RESERVE

57.50  
DRIVEWAY  
1 1/2 STOREY DWELLING # 1399  
RESIDENTIAL  
GARAGE  
SHED  
13.71

57.50

**PART 3**  
AREA=1,403m<sup>2</sup>±

24.38  
DECK  
1 1/2 STOREY DWELLING # 1397  
DRIVEWAY  
CARRPORT  
57.50  
RESIDENTIAL  
SHED  
SHED to be removed

RESIDENTIAL

MULTIPLE RESIDENTIAL

57.55

LOT 15  
RESIDENTIAL

LOT

**PART 4**  
AREA=594m<sup>2</sup>±

24.35  
1 STOREY BUILDING removed to be removed

24.38

RESIDENTIAL

LOT 17  
VACANT

RESIDENTIAL

**PART 2**  
AREA=1,938m<sup>2</sup>±

141.53

117.19

COMMERCIAL

**PART 5**  
AREA=6,588m<sup>2</sup>±

41.32

LOT 18  
LAND

LOT 19

141.81

TOKAR LANE

BLOCK 58  
0.30 RESERVE

NOTE:  
PARTS 2 AND 4 TO MERGE  
IN TITLE WITH PART 5

PLAN

KEY MAP  
NOT TO SCALE



**SKETCH**

PREPARED FOR SEVERANCE APPLICATION  
LOT 15 AND PART OF LOTS 14  
AND 16  
PLAN 717  
IN THE

**TOWN OF PELHAM**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 800 (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.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL."  
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MAY 27, 2021  
DATE  
DANIEL G. CHAMBERS, B. Sc., O.L.S.  
CHAMBERS AND ASSOCIATES  
SURVEYING LTD

12 THOROLD ROAD EAST  
WELLAND ONTARIO  
L9C 3T2  
DWG 02093-2\_SEV FILE 02-93-2  
(905) 735-7841 / 735-7844  
FAX (905) 735-7333  
www.casl-surveying.com

## **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](mailto: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](mailto: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](mailto:sleach@pelham.ca)

For technical questions, please contact:

Andrew Edwards, Planner

905-892-2607 ext. 324 [aedwards@pelham.ca](mailto: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.