

NOTICE OF PUBLIC HEARING

HEARING DATE: Wednesday, January 11, 2023 at 4:00 pm

PLACE: This will be a virtual / electronic meeting

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

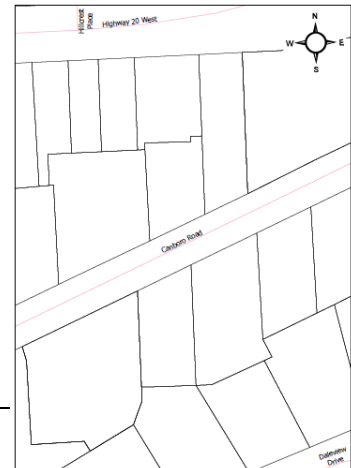
Under Section 45 of the Planning Act, R.S.O. 1990, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A1/2023P

Subject Lands: 79 Canboro Road, Pelham

Legal Description: Part of Lot 85 on Plan 717

The subject land is located on the north side of Canboro Road, lying south of Highway 20 West, being Part of Lot 85 on Plan 717 in the Town of Pelham



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Residential 1 ("R1") in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for relief, to construct an attached garage addition and detached covered patio from:

Section 13.2(c) "Maximum Lot Coverage" – to permit a maximum lot coverage of 35% whereas the by-law allows 30%; and

Section 13.2(d) "Minimum Front Yard" – to permit a minimum front yard setback of 6.0m whereas the by-law requires 7.7m; and

Section 13.2(e) "Minimum Interior Side Yard" – to permit a minimum interior side yard setback of 1.2m whereas the by-law requires 1.8m.

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 December 28, 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 January 6, 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

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



COMMITTEE OF ADJUSTMENT

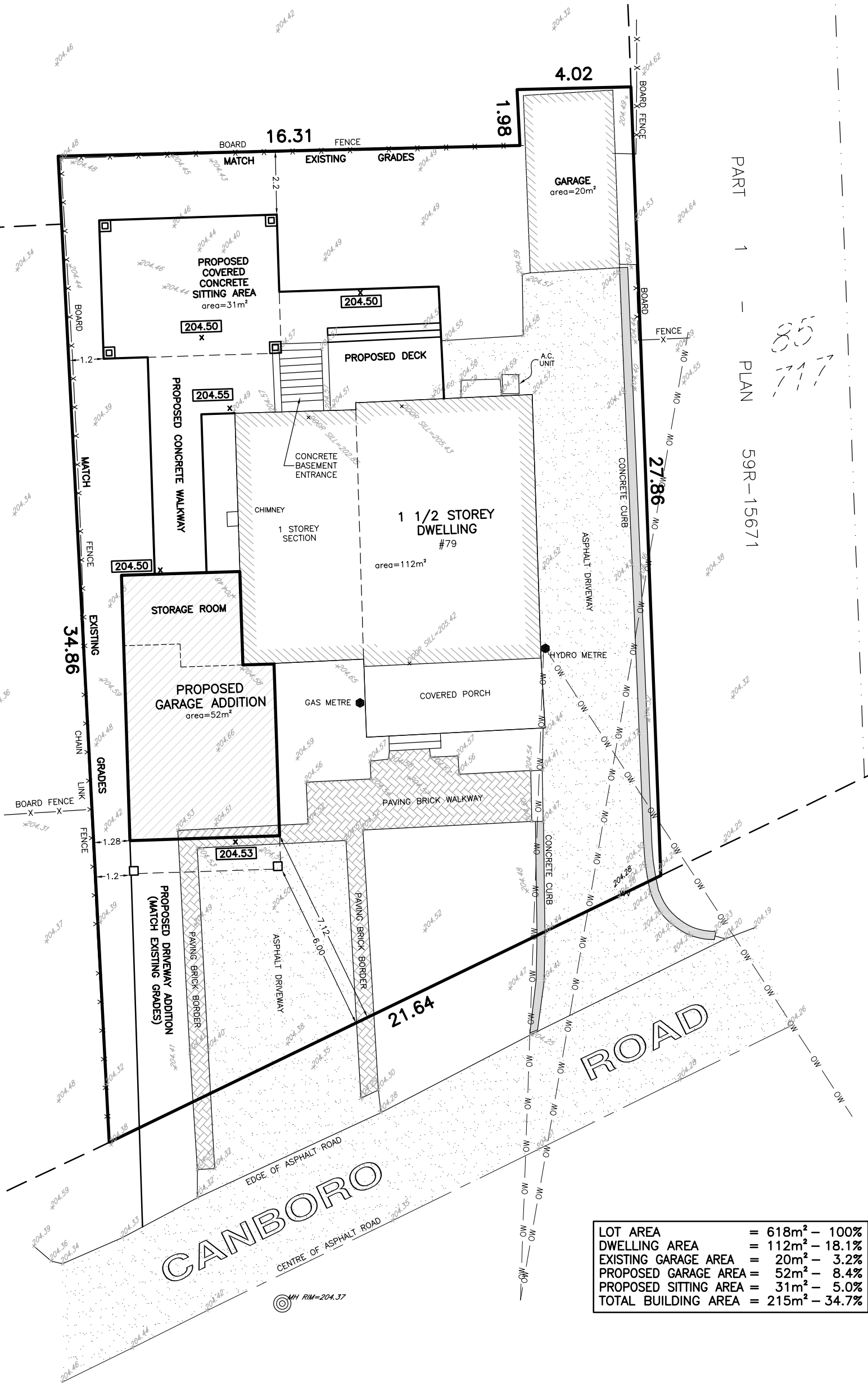
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0

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

Holly Willford
Town Clerk/Secretary-Treasurer

Date of Mailing: December 14, 2022

LOT PLAN



LOT AREA	= 618m ² - 100%
DWELLING AREA	= 112m ² - 18.1%
EXISTING GARAGE AREA	= 20m ² - 3.2%
PROPOSED GARAGE AREA	= 52m ² - 8.4%
PROPOSED SITTING AREA	= 31m ² - 5.0%
TOTAL BUILDING AREA	= 215m ² - 34.7%

SHEET 2 OF 2

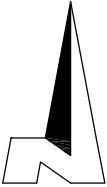
SKETCH SHOWING PROPOSED CONDITIONS
PART OF LOT 85
PLAN 717

IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 150 (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.
"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"
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BENCHMARK:
ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RTK NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.



PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED GRADING SHOWN CONFORMS WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE ADJACENT LANDS.

NAME: DONALD G. CHAMBERS, B.Sc., O.L.S.
FIRM: CHAMBERS AND ASSOCIATES SURVEYING LTD.
SIGNATURE: *[Signature]*
DATE: NOVEMBER 11, 2022

ACCEPTED BY TOWNSHIP: _____

LEGEND

173.75	•	PROPOSED ELEVATION
173.90	•	EXISTING GROUND ELEVATION
—	•	FINISHED ELEVATION
—	•	DRAINAGE DIRECTION
—	•	FINISHED FLOOR ELEVATION
—	•	FINISHED GARAGE FLOOR ELEVATION
—	•	TOP OF FOUNDATION ELEVATION
—	•	TOP OF FOOTING ELEVATION
—	•	DOWNSPOUT & DIRECTION

AS CONSTRUCTED GRADING

I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED GRADES SHOWN WITH RESPECT TO THIS LOT AND THAT THEY GENERALLY CONFORM TO THE APPROVED GRADING PLAN.

NAME: _____
FIRM: _____
SIGNATURE: _____
DATE: _____
ACCEPTED BY TOWNSHIP: _____
DATE: _____

CHAMBERS AND ASSOCIATES SURVEYING LTD

12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
WELLAND ONTARIO FAX (905) 735-7333
L3C 3T2 www.cas-surveying.com

DWG 95082-2_GP FILE 95-82-2

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.