

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, June 30, 2020 at 4:00 pm

PLACE: This will be a virtual / electronic meeting

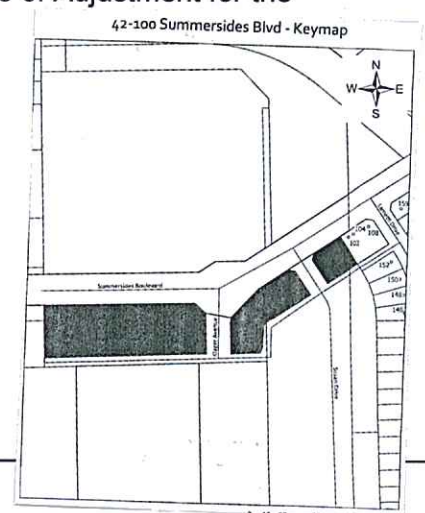
Town Council approved Committee of Adjustment Hearings to be held electronically during an Emergency through By-law 4231(2020).

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: A12/2020P
Subject Lands: 42-48 Summersides Blvd., Pelham
Legal Description: Block 46, 59M-471

The subject land is located on the south side of Summersides Blvd. lying west of Wellsprings Way, being Block 46 on 59M-471, and known municipally as 42-48 Summersides Blvd., in the Town of Pelham.



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Residential Multiple 1 ('RM1-287') in accordance with Pelham Zoning By-law 4041(2018), as amended. Application is made for relief, to construct townhouse units with rear yard garages, from:

By-Law 4041(2018) RM1-287 Section 2 (c) "Garage – Interior Side Yard Setback with Shared Masonry Wall and Minimum Interior Side Yard Setback" to permit the removal of the required shared masonry firewall between garage units and to allow for an alternative firewall to be used which is approved by the Ontario Building Code, for units 42 and 44 Summersides Blvd. and units 46 and 48 Summersides Blvd.;

By-Law 4041(2018) RM1-287 Section 2 (c) "Garage – Interior Side Yard Setback with Shared Masonry Wall and Minimum Interior Side Yard Setback" to permit a reduced side yard setback for a detached garage to 1.5m whereas the by-law requires 2.4m for units 44 and 46 Summersides Blvd.; and

By-Law 1136(1987) Section 6.1 (d) "Garage Coverage" to permit a garage coverage of 13% whereas the by-law permits 10% for units 44 and 46 Summersides Blvd.

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 **June 18, 2020**. 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 June 26, 2020. 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 1C0
905-892-2607 ext. 315 njbozzato@pelham.ca

For technical questions, please contact:
Curtis Thompson, Planner
905-892-2607 ext. 324 cthompson@pelham.ca



Nancy J. Bozzato, Dipl.M.M., AMCT
Town Clerk/Secretary-Treasurer

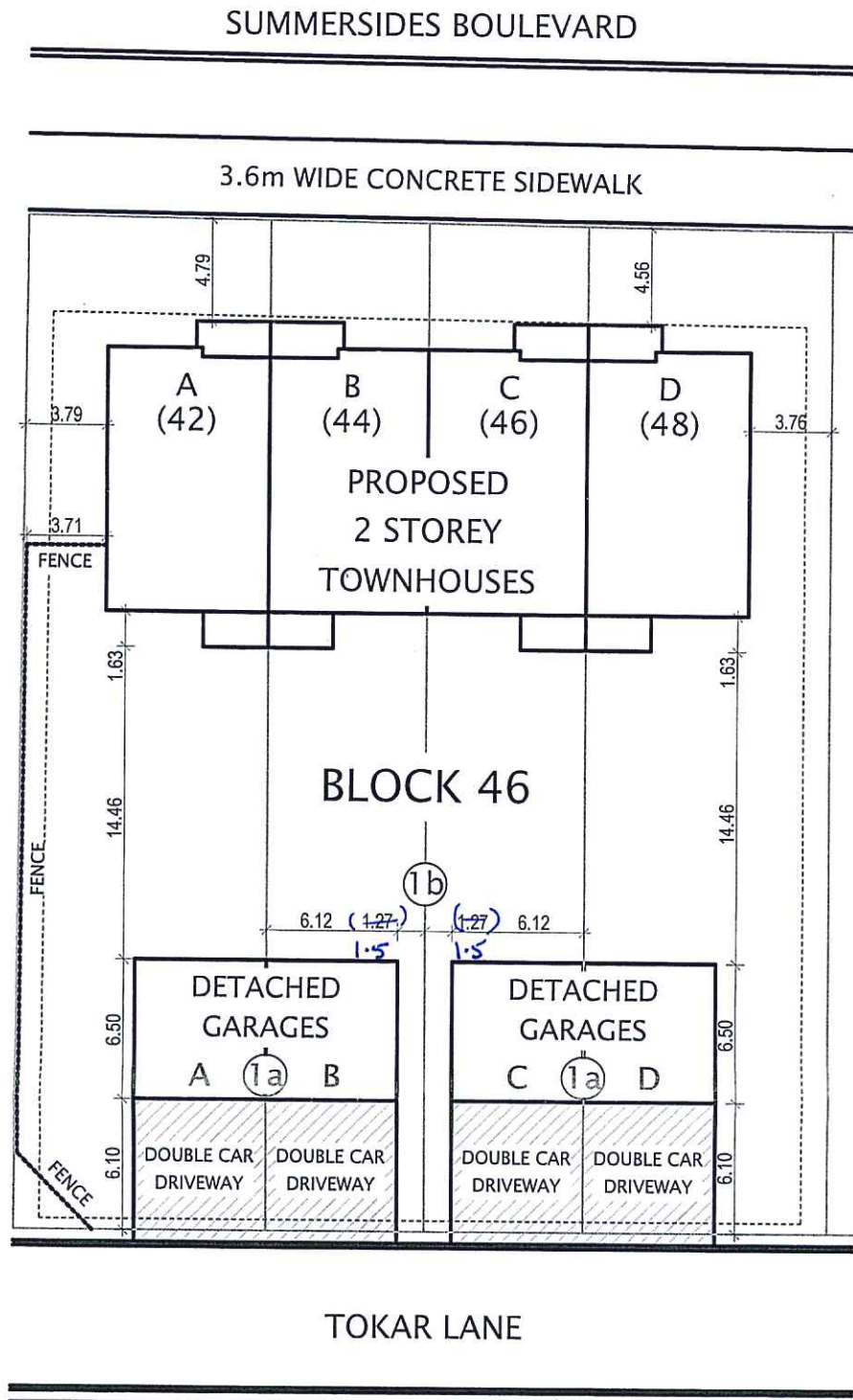
Date of Mailing: June 4, 2020

BLOCK 46 SUMMERSIDES BLVD

SCALE: 1:250

PROPOSED MINOR VARIANCES

- 1a - REMOVE REQUIREMENT FOR MASONRY WALL SEPARATING DETACHED GARAGES (BLOCKS 43-46)
- 1b - REDUCE SETBACK FOR DETACHED GARAGE TO PROPERTY LINE FROM 2.4m TO ^{1.5m} 1.2m (BLOCKS 43-46)
- INCREASE ACCESSORY STRUCTURE COVERAGE FROM 10% TO 13% (BLOCKS 43-46 UNITS B (44) & C (46) INTERIOR UNITS ONLY)



ACCESSORY
STRUCTURE - 39.804 m²
AREA

LOT AREA - 346.429 m²

LOT
COVERAGE - 11.49%

ACCESSORY
STRUCTURE - 39.804 m²
AREA

LOT AREA - 345.811 m²

LOT
COVERAGE - 11.51%

MINOR VARIANCE REQUESTS

- 1a - REMOVE REQUIREMENT FOR MASONRY WALL SEPARATING DETACHED GARAGES (BLOCKS 43-46)
- 1b - REDUCE SETBACK FOR DETACHED GARAGE TO PROPERTY LINE FROM 2.4m TO 1.2m (BLOCKS 43-46)
 - INCREASE SIDE YARD COVERAGE FROM 10% TO 15% (BLOCKS 43-46 UNITS 8 & C INTERIOR UNITS ONLY)
- 2 - REDUCE FRONT YARD SETBACK FROM 4.5m TO 3.0m (FRONT PORCH ENCROACHMENT OF 1.50m) (BLOCKS 39-41)
- 3 - REDUCE REAR YARD SETBACK (BLOCKS 39-41)
 - BLOCK 39 - FROM 7.5m TO 6.1m
 - BLOCK 40 - FROM 7.5m TO 6.1m
 - BLOCK 41 - FROM 7.7m TO 6.0m

