

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: A9/2020P

Subject Lands: 7 John Street, Town of Pelham

Legal Description: Part of Lot 10, Plan 670, designated as Parts 3, 5, 6 and 7 on 59R-16504



The subject land is located on the north side of John Street, lying between Stella Street and Pelham Street, being Part of Lot 10, Plan 670, designated as Parts 3, 5, 6 and 7 on 59R-16504, known municipality as 7 John Street, in the Town of Pelham.

Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Residential 'R1' in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for relief, in order to construct a residential dwelling, from:

Section 13.2 (c) "Maximum Lot Coverage" to permit a maximum lot coverage of 36% whereas the by-law permits 30%; and

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

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.




COMMITTEE OF ADJUSTMENT
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1C0

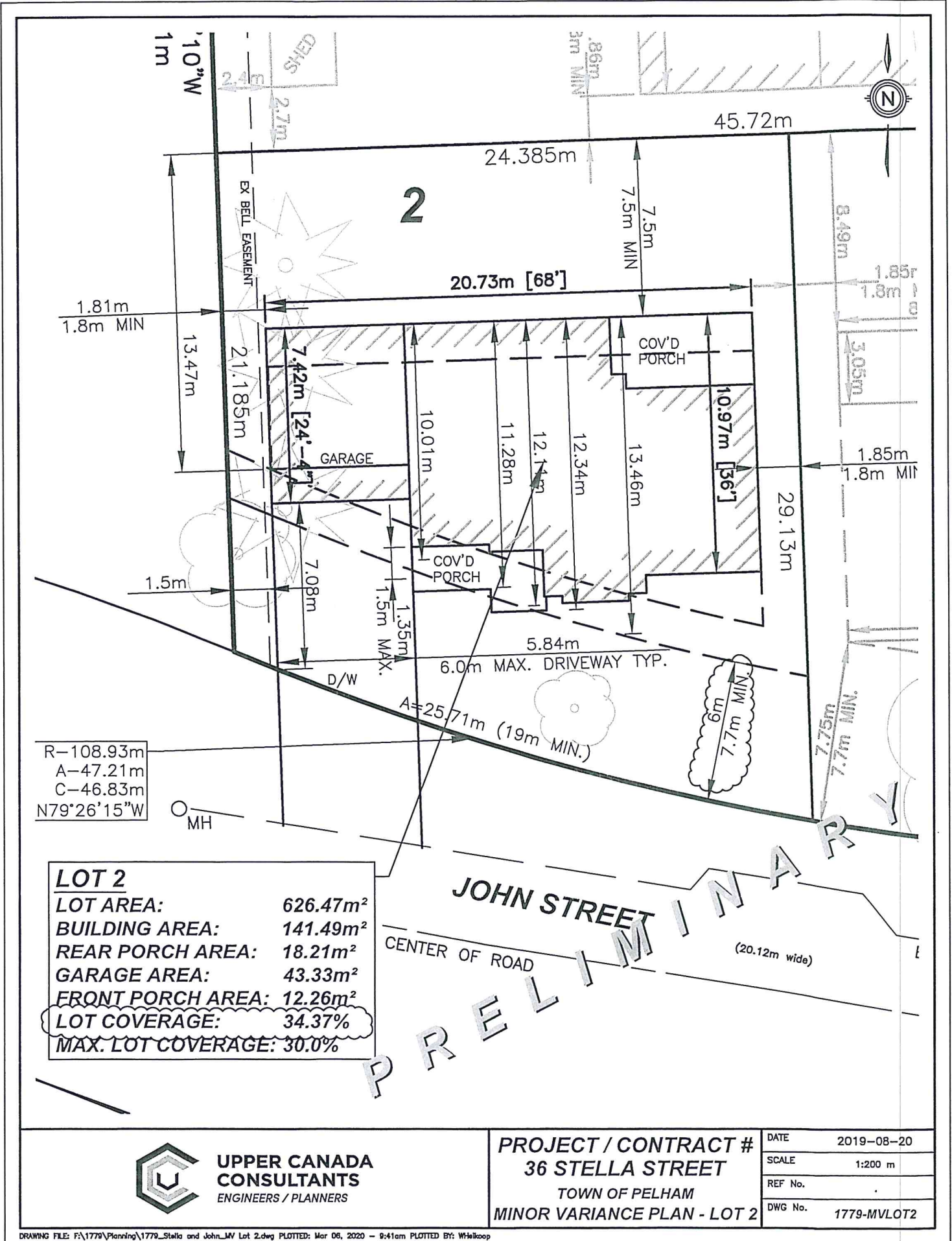
NOTICE OF DECISION: Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to:

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



R-108.93m
 A-47.21m
 C-46.83m
 N79°26'15"W

MH

LOT 2	
LOT AREA:	626.47m ²
BUILDING AREA:	141.49m ²
REAR PORCH AREA:	18.21m ²
GARAGE AREA:	43.33m ²
FRONT PORCH AREA:	12.26m ²
LOT COVERAGE:	34.37%
MAX. LOT COVERAGE:	30.0%

P R E L I M I N A R Y

JOHN STREET
 CENTER OF ROAD (20.12m wide)



UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS

PROJECT / CONTRACT #
36 STELLA STREET
 TOWN OF PELHAM
 MINOR VARIANCE PLAN - LOT 2

DATE	2019-08-20
SCALE	1:200 m
REF No.	.
DWG No.	1779-MVLOT2