

NOTICE OF PUBLIC HEARING

HEARING DATE: **Tuesday, January 12, 2021 at 4:00 pm**

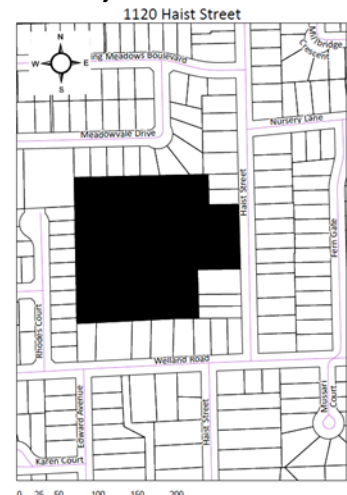
PLACE: **This will be a virtual / electronic meeting**

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: A6/2021P
Subject Lands: 1120 Haist Street (Part 3)
Legal Description: Part of Lot 3, Concession 9 (Part 3 on 59R-16183)



The subject land is located on the west side of Haist Street, lying north of Welland Road, being Part of Lot 3, Concession 9 designated as Part 3 on 59R-16183, in the Town of Pelham

Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned R1-828 in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for relief, to construct a single detached dwelling, from:

Section 13.2 (b) "Minimum Corner Lot Frontage" – to permit a minimum corner lot frontage of 19.5m whereas the by-law requires 20m.

Section 13.2 (c) "Maximum Lot Coverage" – to permit a maximum lot coverage of 45% whereas the by-law allows 30%.

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

Section 13.2 (f) "Minimum Exterior Yard Setback" – to permit a minimum exterior yard setback of 1.2m whereas the by-law requires 5m.

Section 6.35 (c) "Yard Encroachments – Unenclosed Porches" – to permit an unenclosed porch and steps to project into a required front yard to a maximum distance of 2.2m whereas the by-law allows a maximum distance of 1.5m.

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 30, 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 January 6, 2021.** 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.



COMMITTEE OF ADJUSTMENT

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

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 njbozzato@pelham.ca

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

A handwritten signature in blue ink, appearing to read "Nancy J. Bozzato", is written over a horizontal line.

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

Date of Mailing: November 25, 2020

Surveyor's Copy

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE June 6, 2018

Alan Heywood
ALLAN HEYWOOD
ONTARIO LAND SURVEYOR

DATE June 7, 2018

Zach Patterson
ZACH PATTERSON
REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)

PLAN 59R-16183
RECEIVED AND DEPOSITED

PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF PELHAM
NOW IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.

SCALE 1 : 750

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999811591.

FOR BEARING COMPARISONS, A ROTATION OF 01°06'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, P3, P4.

FOR BEARING COMPARISONS, A ROTATION OF 01°08'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P6.

FOR BEARING COMPARISONS, A ROTATION OF 01°33'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P5.

FOR BEARING COMPARISONS, A ROTATION OF 01°41'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D1.

INTEGRATION DATA
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	638 939.29	4 765 032.12
ORP (B)	638 907.39	4 765 515.88
ORP (C)	638 704.00	4 765 293.53

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 SSBIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 IBØ DENOTES ROUND IRON BAR
 CP DENOTES CONCRETE PIN & WASHER
 WIT DENOTES WOODEN WIT
 MEAS DENOTES MEASURED
 567 DENOTES R. BLAKE ERWIN, O.L.S.
 744 DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
 799 DENOTES C.J. CLARKE, O.L.S.
 895 DENOTES R.H. FUNK, O.L.S.
 1495 DENOTES D.A. LANE, O.L.S.
 1589 DENOTES P.D. REITSMAN, O.L.S.
 P1 DENOTES P.S. SUDA, O.L.S.
 P2 DENOTES PLAN 59R-5102
 P3 DENOTES PLAN 59R-1392
 P4 DENOTES PLAN 59R-1079
 P5 DENOTES PLAN 59R-368
 P6 DENOTES KERRY T. HOWE SURVEYING LTD.
 D1 DENOTES DATED JULY 14, 1998, L.L.N.: 55368.
 D2 DENOTES INSTRUMENT NUMBER R0242016
 DENOTES INSTRUMENT NUMBER R0670009

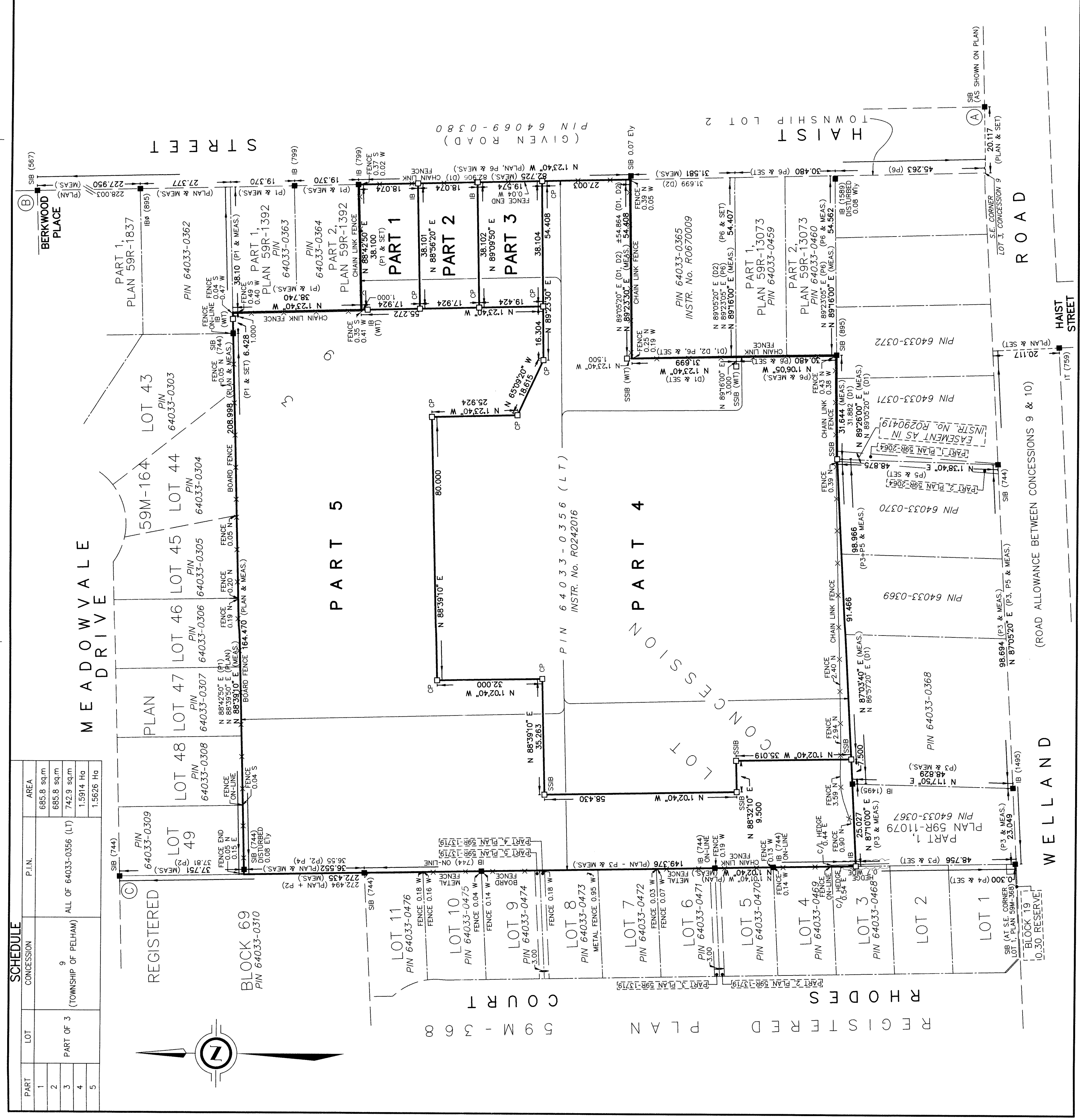
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JUNE 5, 2018.

DATE June 6, 2018

Alan Heywood
ALLAN HEYWOOD
ONTARIO LAND SURVEYOR

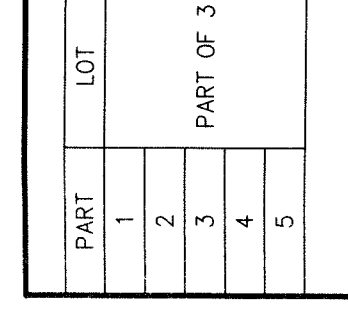
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED
 A wholly owned subsidiary of J.D. RAMES LIMITED
 5233 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2
 T: (905) 358-3693 F: (905) 358-6224 www.jdrames.com

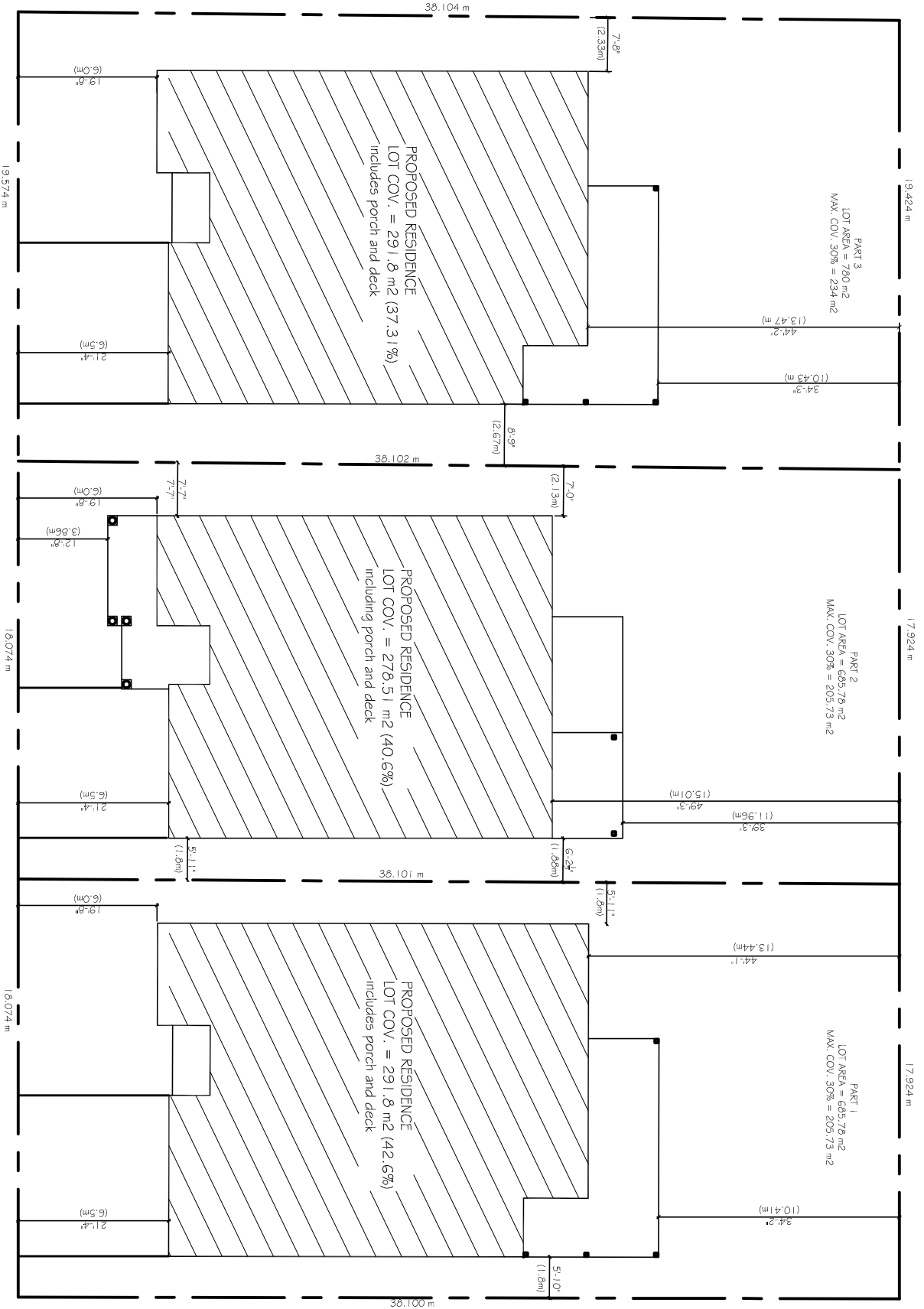
DRAWN BY: AH CHECKED BY: AC REFERENCE NO.: 18-16-179-00
 FILE: G:\2018\18-16-179\00\Drawing\18-16-179-00-REF.dgn PLOTTED: 06/06/2018



SCHEDULE

PART	LOT	CONCESSION	P.I.N.	AREA
1				685.8 sq.m
2				685.8 sq.m
3	PART OF 3 (TOWNSHIP OF PELHAM)	9	ALL OF 64033-0356 (LT)	742.9 sq.m
4				1,591.4 Hq
5				1,562.6 Hq

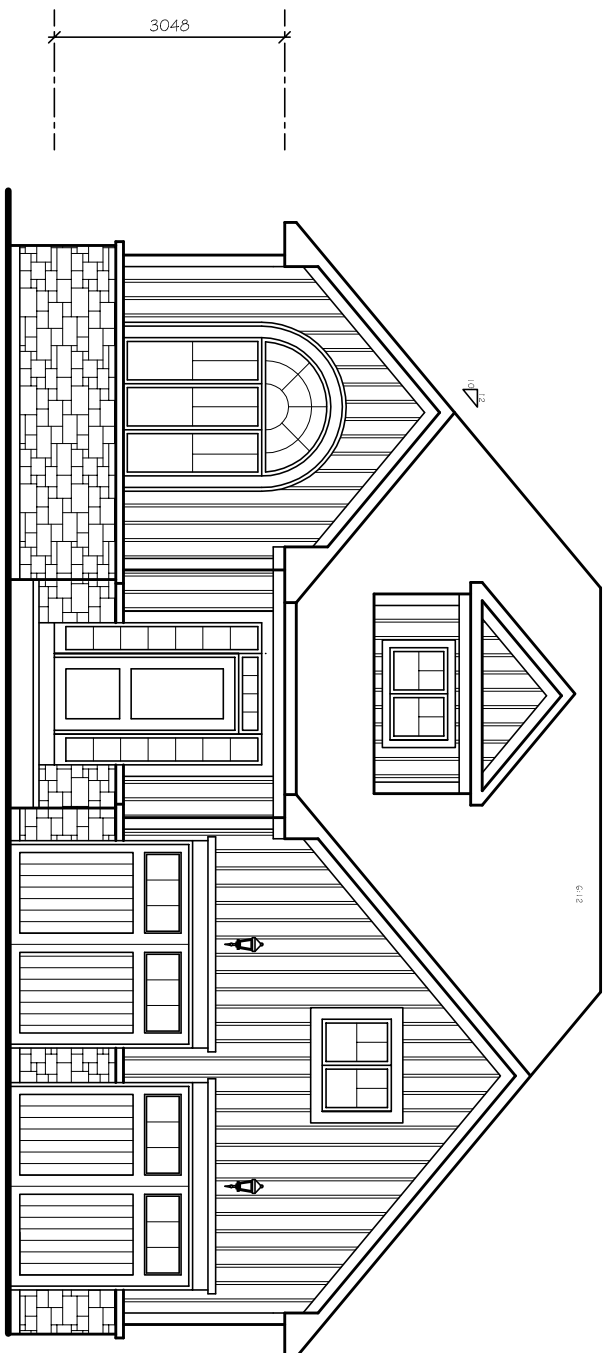




HAIST STREET



1:250



FRONT ELEVATION

PARTS 1 & 3 CONCEPT DESIGN

LALLY HOMES
PART 1, HAIST ST.
PELHAM, ON
NOVEMBER 10, 2020

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 oral input by joining the electronic meeting.

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.

Oral Submissions

To participate in the remote electronic public meeting to provide oral input, please pre-register with the Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing. All registrants will be provided in advance of the meeting instructions on how to use your computer, tablet or phone to participate in the electronic meeting.

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.

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>. While viewing the meeting live you may submit comments during your application of interest to: 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 njbozzato@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 hwillford@pelham.ca

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

Test Session

Prior to the Committee of Adjustment hearing, participants are required to take part in a test Zoom session with Town staff. Testing will cover the audio and video quality of the participant's device; reviewing the process for participants to join the meeting; and reviewing the presentation process.

The test session will be held on the Monday prior to the meeting. The test session should take less than 15 minutes to complete. Note: other members of the public may be in the same test session. The Secretary-Treasurer or Assistant Secretary Treasurer will contact you via email with your test session information.

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' microphones will remain off until they are called to speak.
- Once your comments have been heard by the Committee of Adjustment, your microphone will again be muted. 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 mandatory training 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 or may defer the application until a regular hearing can be held.