

## NOTICE OF PUBLIC HEARING

**HEARING DATE:** Tuesday, September 5, 2023, at 4:00pm

**PLACE:** **This will be a hybrid (virtual/in-person) hearing**

**Virtual Participation: Zoom Webinar / Youtube Livestream**

**In-person Participation: Council Chamber, Pelham Town Hall  
20 Pelham Town Square, Fonthill ON**

**Town Council approved hybrid meetings through By-law 4507(2022).**

**The Town of Pelham Committee of Adjustment hearing 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:** B12/2023P

**Date of Mailing:** August 4, 2023

**Subject Lands:** 305 Canboro Road, Pelham (Part 1 on Sketch)

**Legal Description:** Part Lot 6, Concession 8, Subject to a 10.6 wide easement for a low tension line, fronting on Canboro Road, to the benefit of Hydro-Electric Power Commission

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

The subject parcel, shown as Part 1 on the attached sketch, has a frontage of 63.55m on the north side of Canboro Road, lying west of Effingham Street being Part Lot 6, Concession 8 in the Town of Pelham.

Application is made for consent to convey 4791.7 square metres of land (Part 1), for continued residential use of 305 Canboro Road. Part 2 is to be retained for continued agricultural use.

**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 comments at the hearing.

**YOUR INPUT IS ENCOURAGED:** The Committee would appreciate receiving your written and/or verbal comments regarding this application. **For inclusion on the public agenda/consideration within the recommendation report, written comments must be submitted by August 23, 2023.** 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 public hearing via virtual or in-person participation. **To provide verbal comments virtually at the hearing, please pre-register with the Secretary Treasurer by sending an email to the email address noted below before 12:00pm noon on September 1, 2023.** Zoom webinar registration information and procedure will be provided. **To provide verbal comments in-person at the hearing, pre-registration is encouraged but not required.** Registrants will be notified of the Committee of Adjustments Decision. If you have not submitted written comments and wish to submit a comment live 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 this 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 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:



**COMMITTEE OF ADJUSTMENT**

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

Secretary Treasurer of the Committee of Adjustment  
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0  
905-892-2607 ext. 320 [sleach@pelham.ca](mailto:sleach@pelham.ca)

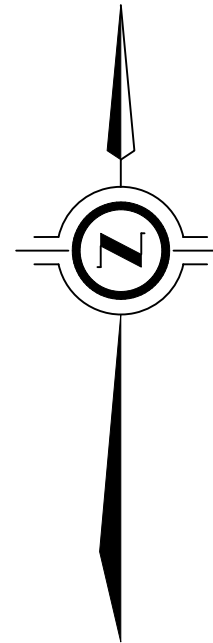
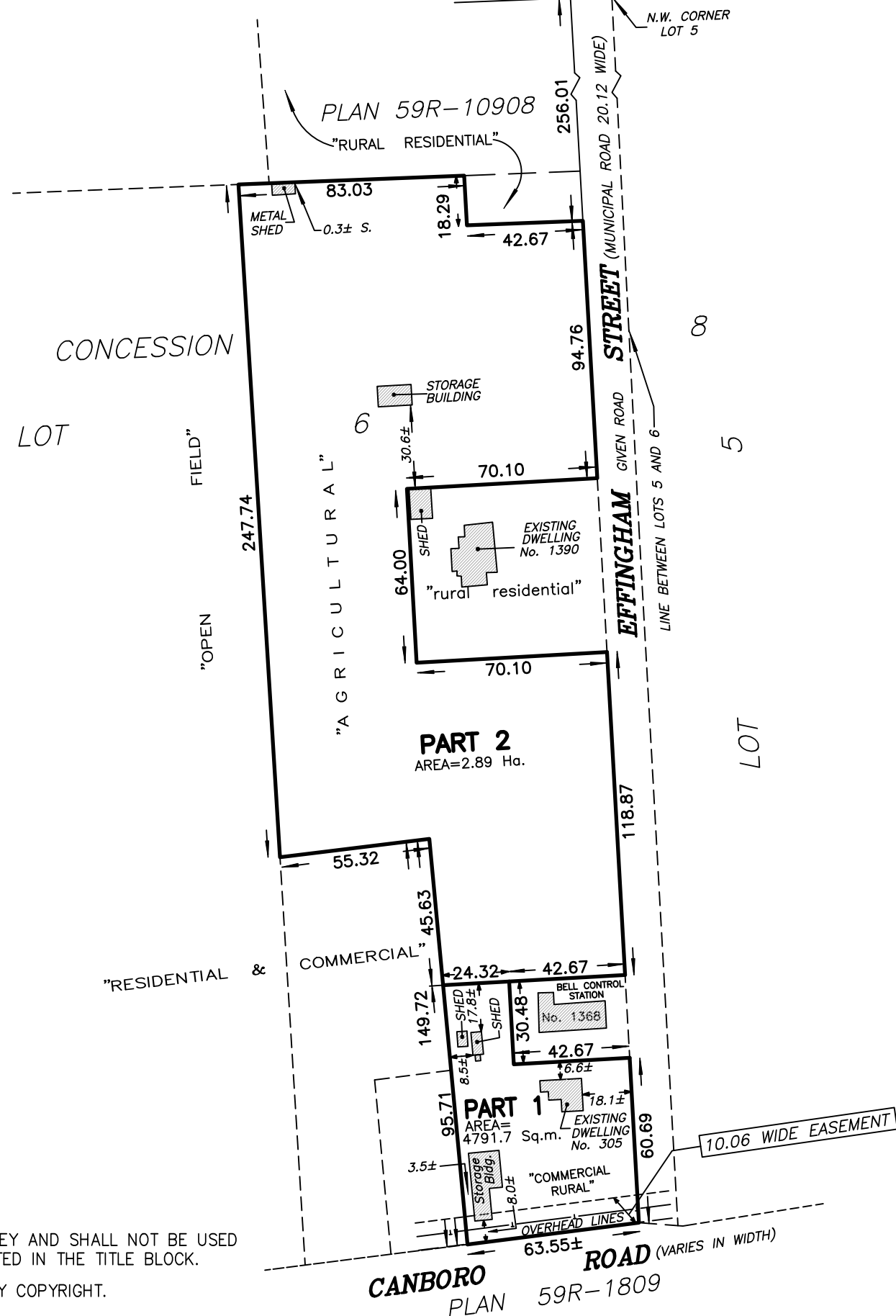
For technical questions, please contact:  
Andrew Edwards, Planner  
905-892-2607 ext. 324 [aedwards@pelham.ca](mailto:aedwards@pelham.ca)

A handwritten signature in black ink, appearing to read "Sleach", is written over a horizontal line.

Sarah Leach, BA  
Deputy Clerk/Secretary-Treasurer

**Date of Mailing: August 4, 2023**

**REGIONAL ROAD No. 20**  
 (MUNICIPAL ROAD 20.12 WIDE)  
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8)

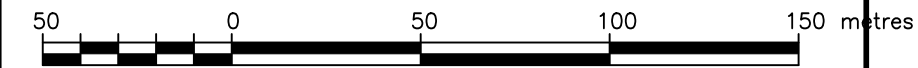


NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

**305 CONBORO ROAD**  
**TOWN OF PELHAM**

REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 2000

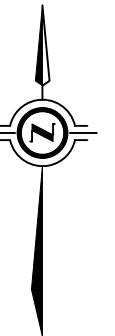
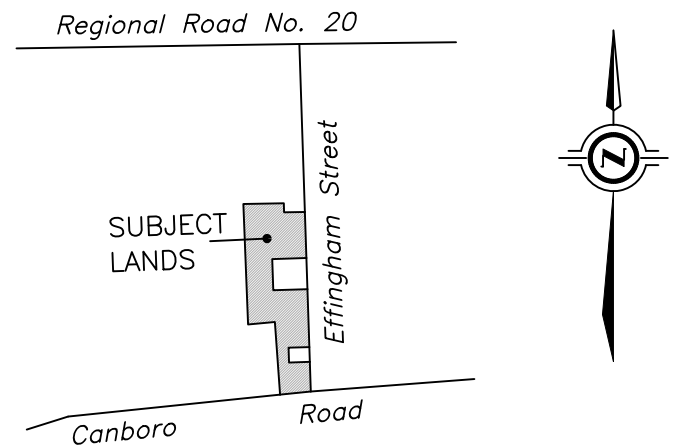


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**METRIC NOTE**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**KEY PLAN (not to scale)**



TOWN OF PELHAM

**LEGAL DESCRIPTION**

PART OF LOT 6, CONCESSION 8

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY

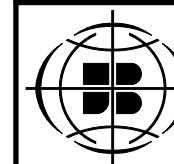
SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE.

**CAUTION**

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

JUNE 28, 2023  
 DATE

*Allan J. Heywood*  
 ALLAN J. HEYWOOD  
 ONTARIO LAND SURVEYOR



**J.D. BARNES LIMITED**

LAND INFORMATION SPECIALISTS  
 4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4  
 T: (905) 358-6693 F: (905) 358-6224 www.jdbarnes.com

SURVEYING  
 MAPPING  
 GIS

TS	DRAWN
AH	CHECKED
06/21/2023	DATED:
23-16-204-00	Ref. No.

## **Hybrid Committee of Adjustment Hearing Procedures**

The Town of Pelham is holding hybrid Committee of Adjustment hearings. A hybrid hearing involves a mixture of in-person and remote attendance/ participation.

### **Notice of Hearing**

A Notice of Hearing is 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 on the Town of Pelham website, Committee of Adjustment webpage: <https://www.pelham.ca/en/town-hall/committee-of-adjustment.aspx>

### **View the Meeting**

The Committee of Adjustment hearing can be viewed by livestream on the Town's YouTube Channel at <https://www.youtube.com/user/TownOfPelham/live>. The link will go live at the date and time prescribed on the Notice of Hearing. A recording of the hearing is also available on YouTube and the Town of Pelham website following the meeting.

Attendees are also welcomed to view the meeting in-person at the date, time and location prescribed on the Notice of Hearing.

### **Written Comments**

Written comments are encouraged as the preferred method of receiving public input. 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. Written comments submitted on or before the deadline will be included on the public agenda. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

### **Verbal Submissions – Remote Participation**

To make verbal comments to the Committee during the public portion of the hearing, please pre-register with the Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing.

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.

### **Verbal Submissions – In-person Participation**

To make verbal comments to the Committee during the public portion of the hearing, please attend the hearing in-person at the date, time and location prescribed on the Notice of Hearing. In-person participants wishing to make verbal comments are encouraged to pre-register with the Secretary Treasurer by telephone or email. This allows for the preparation of a speakers list. Although pre-registration is encouraged and preferred it is not a requirement of speaking in person at the meeting.

Please note, all verbal submissions, regardless of method, are live-streamed and recorded.

### **E-mail Comments Live**

While viewing the meeting remotely via livestream you may submit comments to: [clerks@pelham.ca](mailto:clerks@pelham.ca). Please note, comments must be received before or during the public portion of your application of interest. If your comments are submitted after the public portion of the application you are interested in has 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. 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. 320 [sleach@pelham.ca](mailto:sleach@pelham.ca)

For technical questions, please contact:  
Andrew Edwards, Planner  
905-892-2607 ext. 323 [aedwards@pelham.ca](mailto:aedwards@pelham.ca)

## Participant Process During Meetings

- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the hearing.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.

### Additional Procedures for Remote Participation

- Participants joining remotely 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.
- Participants will remain in the waiting room until they are called to speak. Participants will be able to hear and see the meeting while in the waiting room.
- 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.