

## NOTICE OF PUBLIC HEARING

HEARING DATE: **Tuesday, October 6, 2020 at 4:00 pm**

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

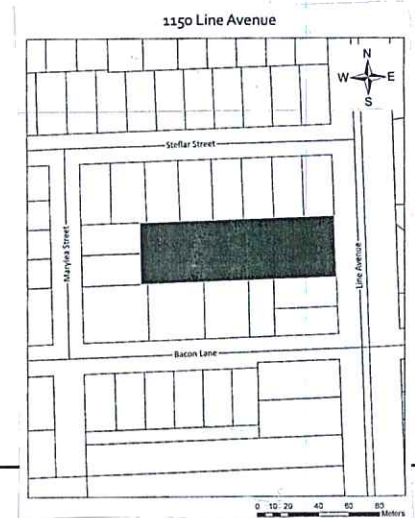
**Town Council approved Committee of Adjustment Hearings to be held electronically during an Emergency through By-law 4231(2020).**

**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: A25/2020P**  
**Subject Lands: 1150 Line Avenue, Pelham (Part 1)**  
**Legal Description: Part of Lot 177, Former  
Township of Thorold now Pelham**

The subject land is located on the west side of Line Avenue, lying between Bacon Lane and Steflar Street, being Part of Lot 177, Former Township of Thorold now in the Town of



### 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 a detached dwelling, from:

**Section 13.2 (a) "Minimum Lot Area"** – to permit a minimum lot area of 533 square meters whereas the by-law requires 700 square meters;

**Section 13.2 (b) "Minimum Lot Frontage"** – to permit a minimum lot frontage of 15.2 meters whereas the by-law requires 19 meters;

**Section 13.2 (c) "Maximum Lot Coverage"** – to permit a maximum lot coverage of 55% whereas the by-law allows 30%; and

**Section 13.2 (d) "Minimum Front Yard"** – to permit a minimum front yard of 6 meters whereas the by-law requires 7.7 meters; and

**Section 13.2 (e) "Minimum Interior Side Yard"** – to permit a minimum interior side yard of 1.5 meters whereas the by-law requires 1.8 meters.

This application is being considered concurrently with Consent Files B7/2020P, B8/2020P and Minor Variance File A26/2020P

**PUBLIC HEARING:** This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above note 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 **September 24, 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 October 2, 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 Channel and e-mail comments to [clerks@pelham.ca](mailto: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.

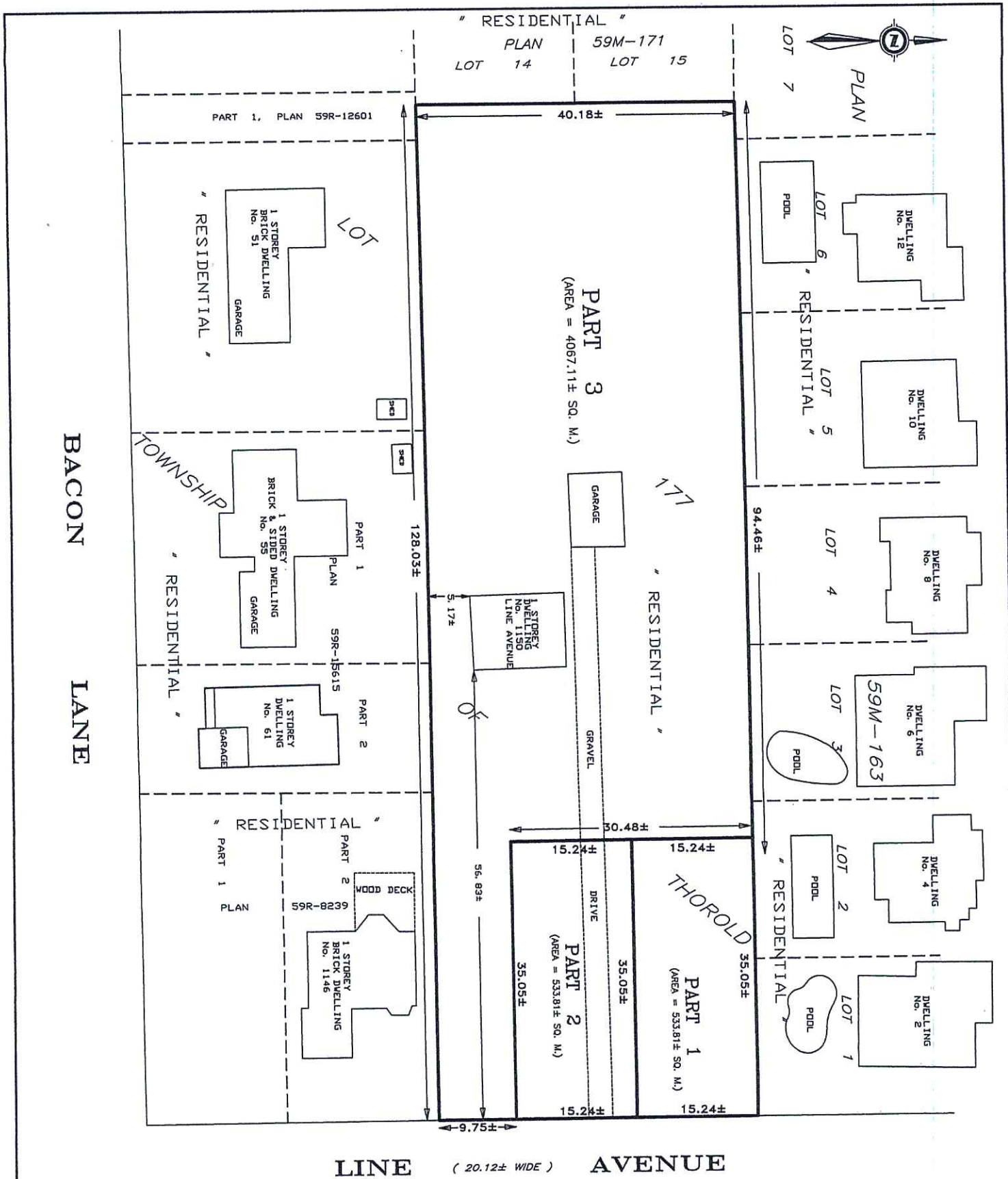
**NOTICE OF DECISION:** Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to:

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](mailto:njbozzato@pelham.ca)

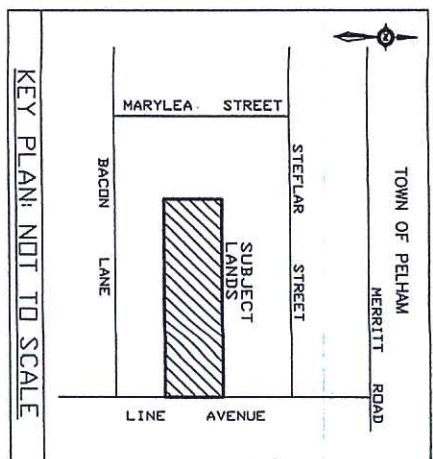
For technical questions, please contact:  
Curtis Thompson, Planner  
905-892-2607 ext. 324 [cthompson@pelham.ca](mailto:cthompson@pelham.ca)

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

**Date of Mailing: September 2, 2020**



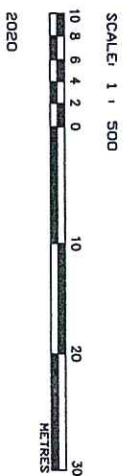
**LINE AVENUE (20.12± WIDE)**



KEY PLAN: NOT TO SCALE

COMMITTEE OF ADJUSTMENT APPLICATION  
 #1150 LINE AVENUE  
**PART OF LOT 177,**  
 GEOGRAPHIC TOWNSHIP OF THOROLD

IN THE  
**TOWN OF PELHAM**  
 REGIONAL MUNICIPALITY OF NIAGARA



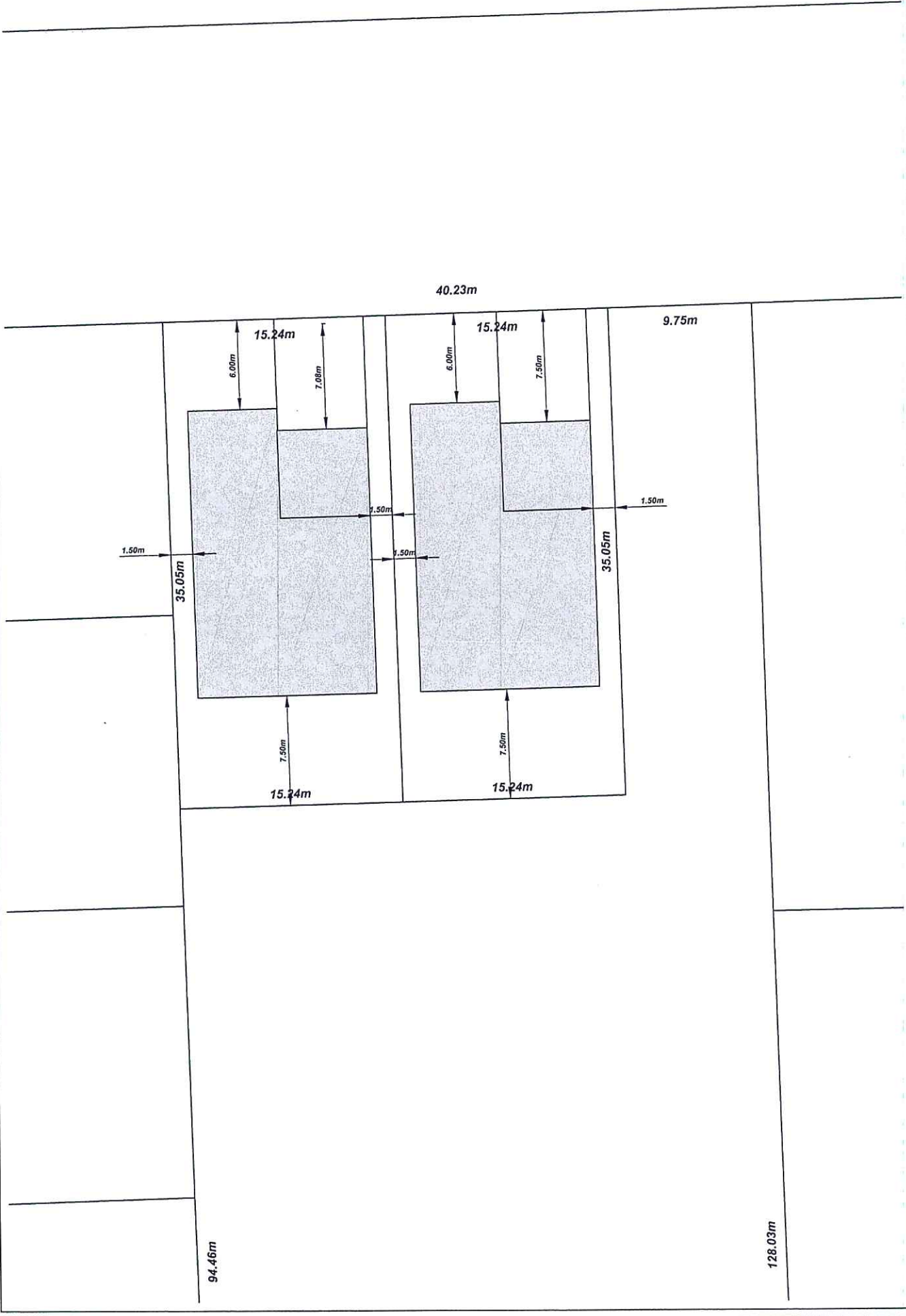
THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.  
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE TITLE BLOCK

*PHILIP S. SUDA*  
 PHILIP S. SUDA O.L.S.  
 DATE: JULY 23 2022  
 DATE

**SUDA & MALESZYK SURVEYING INC.**

ONTARIO LAND SURVEYORS  
 26 EAST MAIN STREET, SUITE 2  
 WELAND, ONTARIO L3B 3W3  
 TEL: (905) 732-7651 FAX: (905) 732-7660

FILE: 20-65 JOB No: 6050



CONCEPT FILE No. 2010  
 DATE 2020-03-31  
 PRINTED 2020-07-27  
 SCALE  
 REF. No.  
 SHEET No. 2010-CP2 OF 0

1150 LINE AVE.  
 TOWN OF PELHAM  
 CONSENT CONCEPT PLAN



DATE: ---  
 DRAWN BY: ---  
 CHECKED BY: ---  
 APPROVED BY: ---

DATE: 2020-07-27  
 DRAWN BY: WJ  
 CHECKED BY: ---  
 APPROVED BY: ---

NOTES:  
 1. PORTION OF SOIL TESTS, CONCRETE, METALS, ROOF, AND OTHER INSPECTIONS AND OVERSIGHTS, UTILITIES AND STRUCTURES IS NOT NECESSARY.  
 2. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.  
 3. ALL CONSTRUCTION MUST COMPLY WITH THE CANADIAN NATIONAL STANDARD CONTRACT DOCUMENT.

NO.	ISSUED FOR	DATE	BY
0	ISSUED FOR REVIEW	2020-07-27	WJ
1	REVISION		