

NOTICE OF PUBLIC HEARING**HEARING DATE:** Tuesday, July 21, 2020 at 4:00 pm**PLACE:** This will be a virtual / electronic meeting

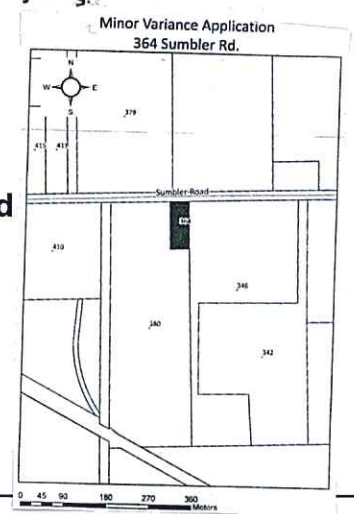
Town Council approved Committee of Adjustment Hearings to be held electronically during an Emergency through By-law 4231(2020).

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: A18/2020P
Subject Lands: 364 Sumbler Road, Town of Pelham
Legal Description: Part of Lot 7, Concession 12, designated as Part 1 on 59R-11125

The subject land is located on the south side of Sumbler Road, lying east of Poth Street and west of Effingham Street, being Part of Lot 7, Concession, designated as Part 1 on 59R-11125, known municipality as 364 Sumbler Road.

**Nature and Extent of Relief/ Permission Applied for:**

The subject land is zoned Agricultural 'A' in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for relief, in order to construct a two-storey garage, from:

Section 7.7 (a) "Maximum Accessory Lot Coverage" to permit a maximum accessory lot coverage of 1.9% whereas the by-law permits 1%

Section 7.7 (d) "Maximum Building Height" to permit a maximum building height of 5.92m whereas the by-law permits 3.7m.

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 **July 9, 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 July 17, 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 18, 2020

GENERAL NOTES

1. ALL WORK PERFORMED AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN BUILTING CODES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING DEPARTMENT'S REQUIREMENTS AND REGULATIONS.
3. DO NOT SCALE DRAWINGS.

DESIGN CHANGES

ANY CHANGES TO THE DESIGN OF THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ALL CHANGES SHALL BE REFERRED TO THE ARCHITECT BY A WRITTEN INSTRUMENT AND SHALL BE RECORDED IN THE PROJECT'S ARCHIVE.

REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2020	ISSUED FOR PERMIT

QUALIFICATION INFORMATION

Ontario

Mark Naulta

REGISTERED ARCHITECT

1788 MERRITVILLE HWY
WELLAND, ON L3B 5N5

DATE: 02/20/2020

REGISTRATION INFORMATION

NAUTA HOME DESIGNS

1-866-474-4320

1788 MERRITVILLE HWY
WELLAND, ON L3B 5N5

PLAN NUMBER: **GR306**

CONTRACT NUMBER: 20-001

PROJECT: 1

GARAGE: 8'0" x 6'6" SC. FT.

WIDTH: 26' 0"

DEPTH: 31' 0"

BDRMS: 0

BATHS: 0

LOCATION: 364 SQUIBLER RD
WELLAND

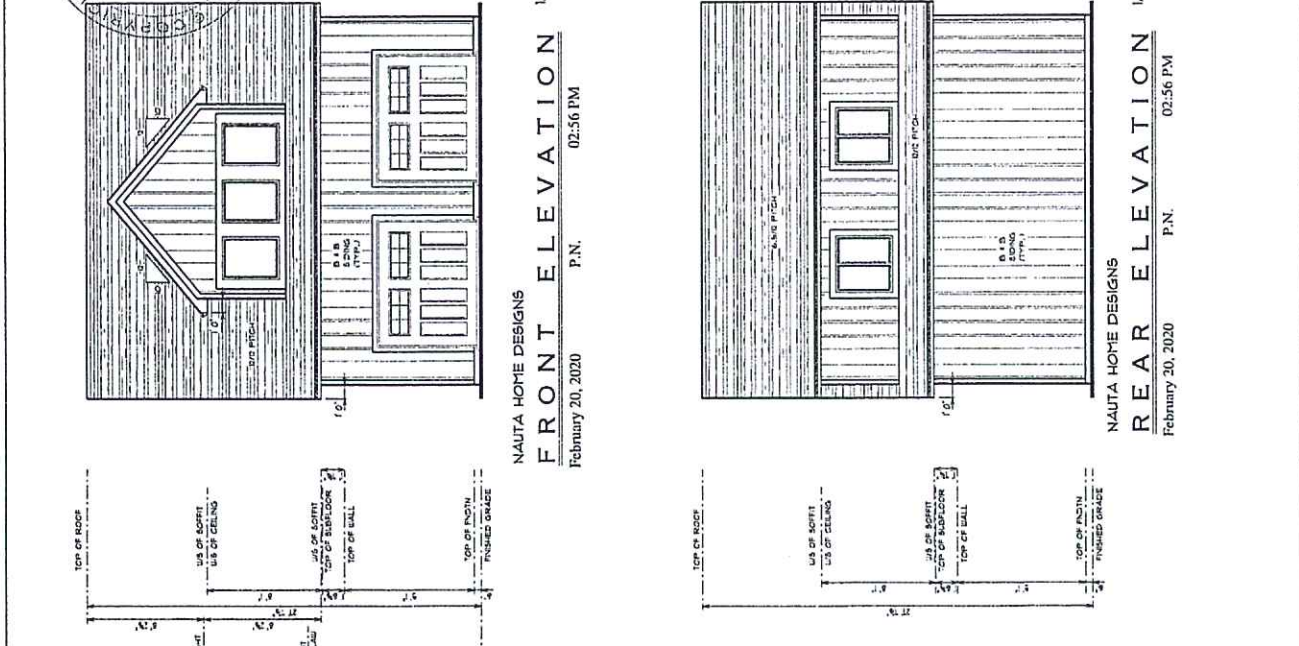
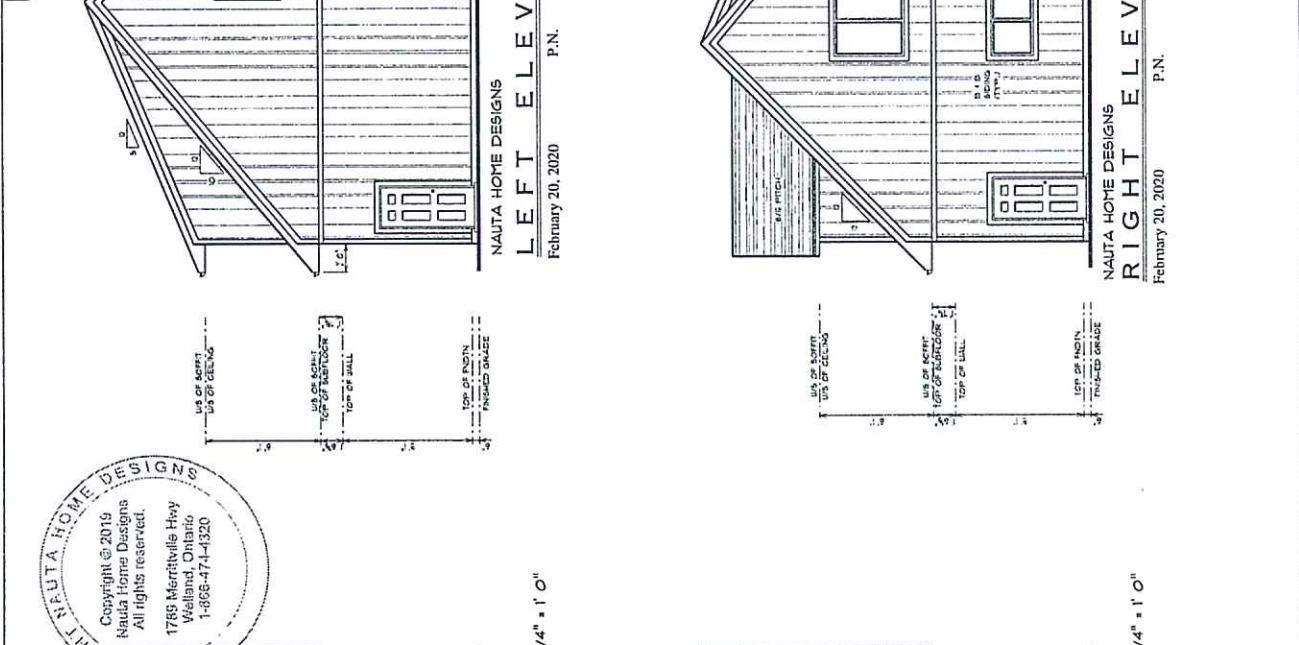
ELEVATIONS

DATE: FEBRUARY 2020

PAGE: 1 OF 2

NAUTA HOME DESIGNS
LEFT ELEVATION 1/4" = 1' 0"
February 20, 2020 P.N. 02:56 PM

NAUTA HOME DESIGNS
RIGHT ELEVATION 1/4" = 1' 0"
February 20, 2020 P.N. 02:56 PM



NAUTA HOME DESIGNS
FRONT ELEVATION 1/4" = 1' 0"
February 20, 2020 P.N. 02:56 PM

NAUTA HOME DESIGNS
REAR ELEVATION 1/4" = 1' 0"
February 20, 2020 P.N. 02:56 PM

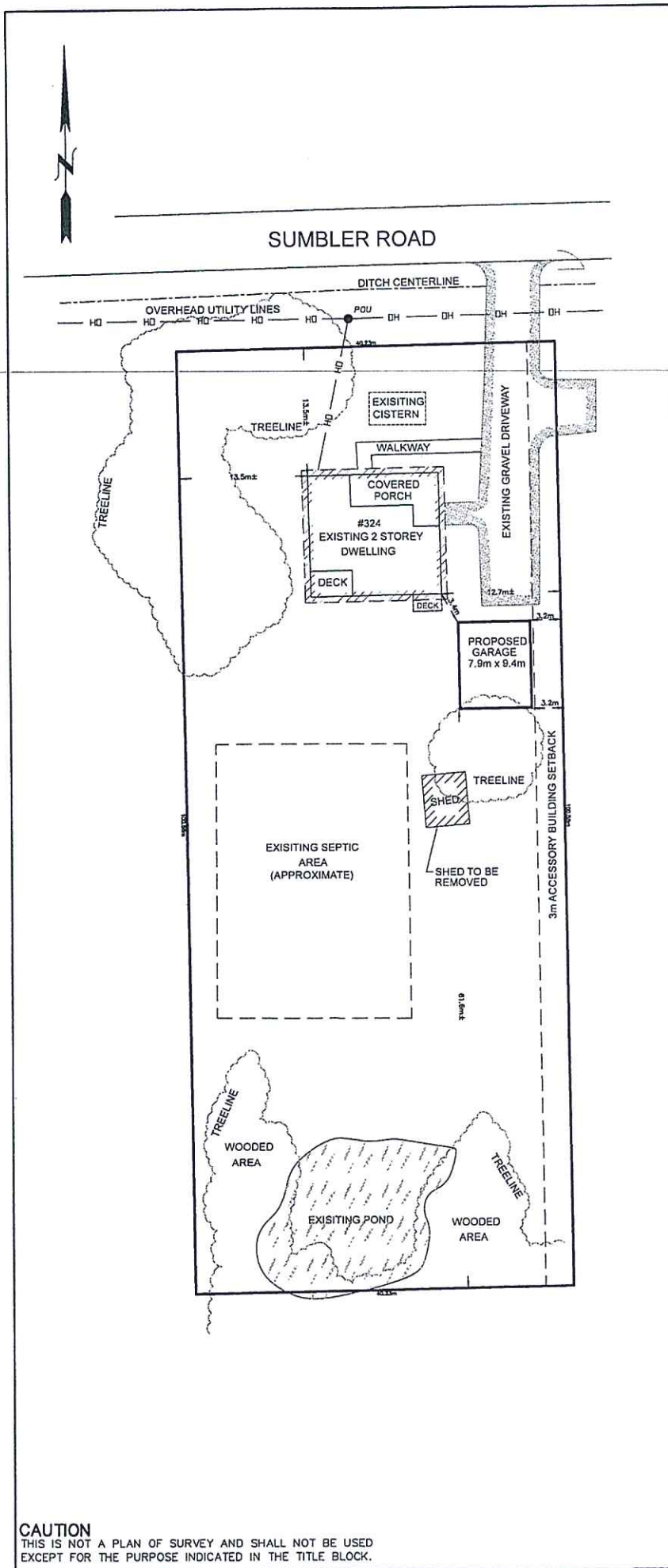
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WWW.NAUTAHOMEDESIGNS.COM 1-866-474-4320
SEARCH OVER 1000 HOUSE PLANS ONLINE.
CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.



SITING PLAN
364 SUMBLER ROAD
PART 1, PLAN 59R - 11125
TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 400

- GENERAL NOTES**
1. GENERALLY, DRIVEWAY TO BE LOCATED TO MAXIMIZE SHEET FLOW DRAINAGE FROM HOUSE, DRIVEWAY, ETC.
 2. GENERALLY, DRIVEWAYS TO BE GRADED WITH 2.0% MIN. CROSS FALL.
 3. WHERE DITCHING IS REQUIRED, 9.0M MINIMUM 450MM LO-HED EQUIV. CSP'S ARE TO BE INSTALLED UNDER PROPOSED DRIVEWAYS.
 4. GENERALLY, HOUSE TO BE CONSTRUCTED UPON A 300MM, (MIN. VERTICAL) APRON WITH THE TOE OF THE APRON MEETING EXISTING GRADE OF LOT.
 5. GRADING OF THE APRON (I.E. WITHIN 2-4 M OF THE BUILDING) SHOULD BE MAINTAINED AT STANDARD GRADE OF BETWEEN 2% AND 5% (MIN.).
 6. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME, DRIVEWAY & SEPTIC BED.
 7. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
 8. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
 9. STEP FOOTINGS WHERE REQUIRED.
 10. DRIVEWAYS TO DRAIN TO STREET.

UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS, EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING

PLAN NOTES

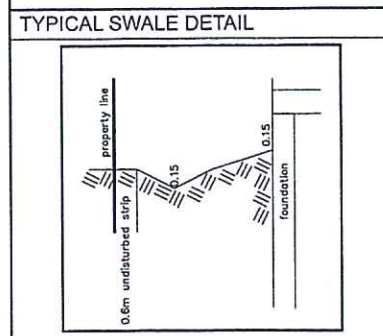
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

BOUNDARY INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH A PLAN 59R-11125.

BUILDING LOCATIONS ARE APPROXIMATE.

REVISIONS

REV.	DATE	COMMENTS
1	2019.10.24	AMEND PER MUNICIPAL COMMENTS
2	yyyy.mm.dd	
3	yyyy.mm.dd	



- LEGEND**
- SWALE DRAINAGE
 - SHEET DRAINAGE
 - ROOF LEADER
 - MH MAINTENANCE HOLE
 - CB CATCH BASIN
 - POU UTILITY POLE
 - WV WATER VALVE
 - FH FIRE HYDRANT

SITE STATISTICS

ZONING	-	A
LOT AREA	-	4046.8m ²
EXISTING BUILDING AREA	-	237m ² ± ALL STRUCTURES
EXISTING LOT COVERAGE	-	5.9%
PROPOSED BUILDING AREA:		
PROPOSED DETACHED GARAGE	-	74.9m ²
EXISTING DWELLING	-	178.7m ² ±
TOTAL:		278.7m ² ±
PROPOSED LOT COVERAGE	-	6.3%
BUILDING HEIGHT	-	EXISTING
NUMBER OF STOREYS	-	2.0

DAY RESIDENCE

DRAWN BY: J.C. CHECKED BY: *
 FILE NAME: DAY_SITEPLAN.J PLOT DATE: NOVEMBER 2019

CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.