

NOTICE OF PUBLIC HEARING

HEARING DATE: **Wednesday, June 23, 2021 at 4:00 pm**

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

Town Council approved Committee of Adjustment Hearings to be held electronically through By-law 4296(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: **A28/2021P**

Subject Lands: **94 Summersides Blvd., Pelham**

Legal Description: **Part of Block 39, 59M-471**

The subject land is located on the south side of Summersides Boulevard, located at the northwest corner of the intersection of Summersides Boulevard and Susan Drive, being Part of Block 39, 59M-471, in the Town of Pelham



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Residential Multiple 1 'RM1-287' in accordance with Pelham Zoning By-law 1136(1987), as amended. Application is made for relief, to construct townhomes, from:

Section 6.27 "Daylighting Triangles" - To allow a dwelling greater than 0.5 m in height above the elevation of the ground at the street line to encroach 1.89 metres within the Daylighting Triangle on a corner lot whereas no sign, fence, landscaping, building or structure greater than 0.5 m (1.64 ft) in height above the elevation of the ground at the street line is permitted within the Daylighting Triangle; and

Section 6.27 "Daylighting Triangles" - To allow a porch greater than 0.5 m in height above the elevation of the ground at the street line to encroach 1.5 metres within the Daylighting Triangle on a corner lot whereas no sign, fence, landscaping, building or structure greater than 0.5 m (1.64 ft) in height above the elevation of the ground at the street line is permitted within the Daylighting Triangle.

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 16, 2021.** 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 18, 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.

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. 320 hwillford@pelham.ca



COMMITTEE OF ADJUSTMENT

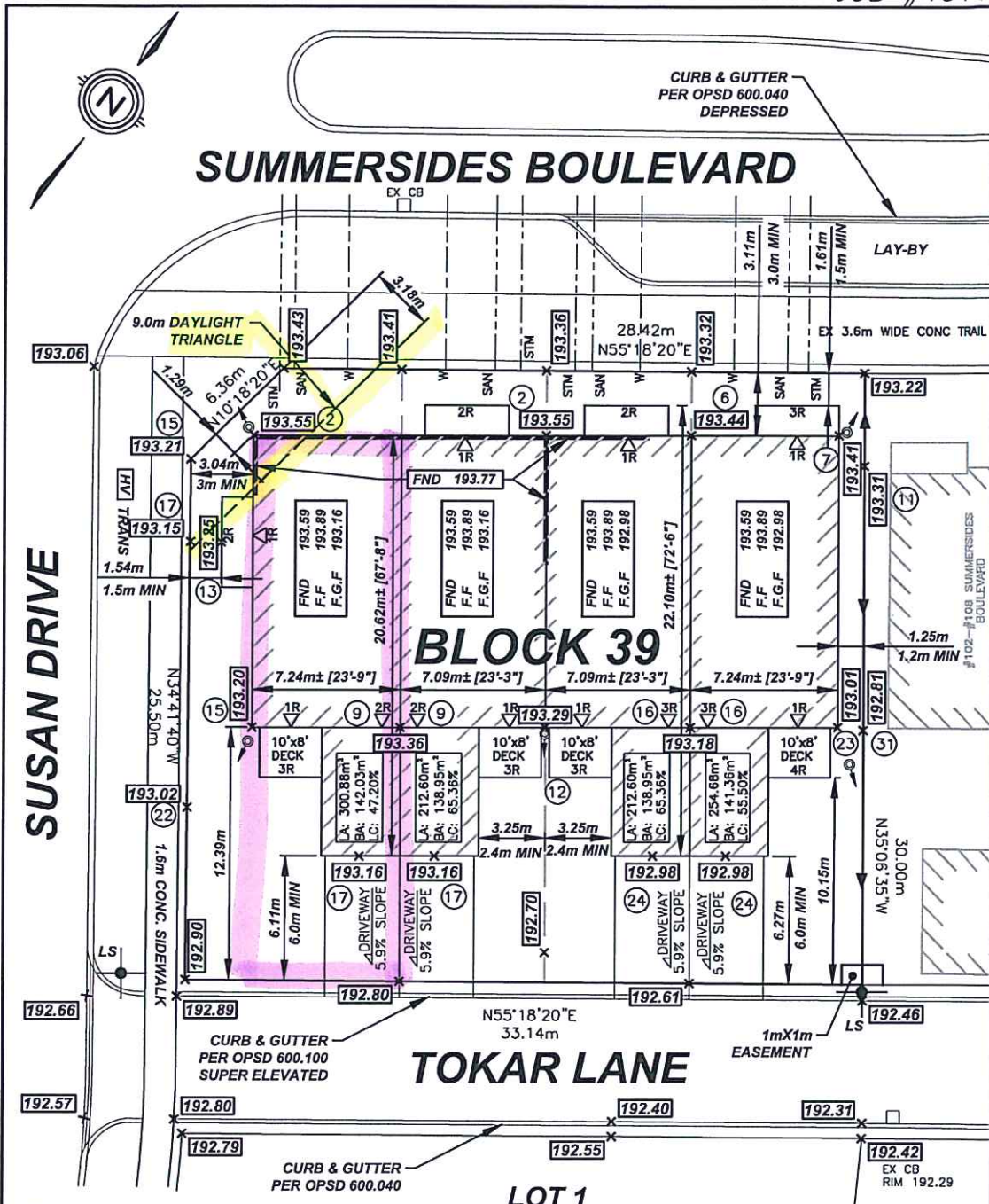
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0

For technical questions, please contact:
Shannon Larocque, Senior Planner
905-892-2607 ext. 319 slarocque@pelham.ca

A handwritten signature in blue ink, appearing to read "Holly Willford", is written above a solid horizontal line.

Holly Willford
Acting Town Clerk/Secretary-Treasurer

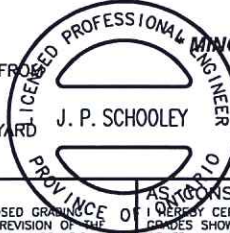
Date of Mailing: May 21, 2021



NOTE:
 BUILDER AND SURVEYOR TO
 VERIFY LOCATION OF ALL
 SERVICES AND UTILITIES PRIOR TO
 CONSTRUCTION.

SURVEYOR IS RESPONSIBLE FOR
 VERIFYING BUILDING SIZE &
 LOCATION PRIOR TO LAYOUT OF
 BUILDING FOUNDATION

(19) DIMENSION IN INCHES FROM
 TOP OF BRICK LEDGE
 (TOP OF FOUNDATION)
 NOTE: CONFIRM REAR YARD
 SWALE ELEVATIONS.



MINOR VARIANCE A17/2020P*
 LOT AREA: 980.77m²
 BUILDING AREA: 561.29m²
 LOT COVERAGE: 57.23%
 MAXIMUM: ---

TOWN OF PELHAM
INDIVIDUAL LOT GRADING PLAN
 BLOCK 39
 REGISTERED PLAN 59M-471

SCALE: 1 : 250m
 GRADE PLAN No.: 17131-CP
 REVISION DATE: REVISION 7, APRIL 26, 2019
 SUBDIVISION: RIVER ESTATES PHASE 2

BUILDER: MOUNTAINVIEW HOMES PHONE: _____
 OWNER: _____ PHONE: _____

PROPOSED GRADING
 I HEREBY CERTIFY THAT THE PROPOSED GRADING AND
 SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: JASON SCHOOLEY (P.Eng)
 FIRM: UPPER CANADA CONSULTANTS
 SIGNATURE: *J. Schooley*
 DATE: MARCH 11, 2021
 ACCEPTED BY TOWN: _____

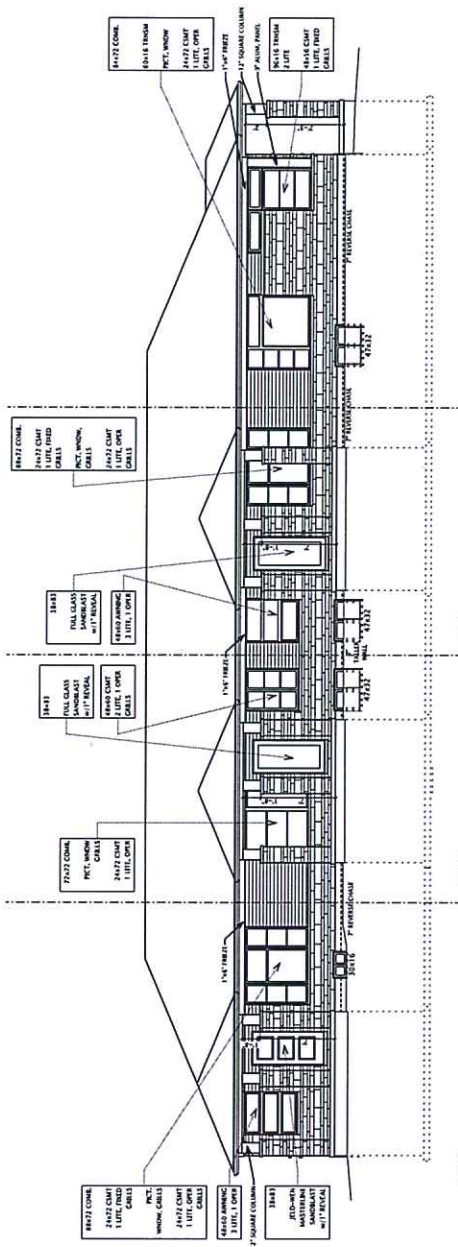
LEGEND

173.75	DENOTES	PROPOSED ELEVATION
173.75	-	EXISTING GROUND ELEVATION
(173.75)	-	FINISHED ELEVATION
---	-	DRAINAGE DIRECTION
F.F.	-	FINISHED FLOOR ELEVATION
F.G.F.	-	FINISHED GARAGE FLOOR ELEVATION
FND.	-	TOP OF FOUNDATION ELEVATION
B.FTC.	-	BOTTOM OF FOOTING ELEVATION
▲	-	DOWNSPOT & DIRECTION

AS-CONSTRUCTED GRADING
 I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED
 ELEVATIONS SHOWN, AND THAT THE GRADING OF THIS LOT
 GENERALLY CONFORMS TO THE LATEST REVISION OF THE
 SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

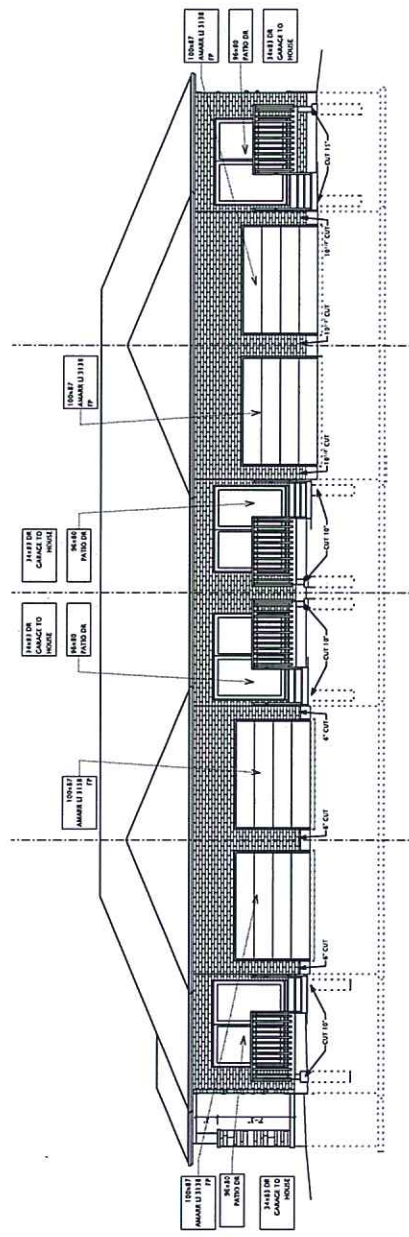
NAME: _____
 FIRM: _____
 SIGNATURE: _____
 DATE: _____
 ACCEPTED BY TOWN: _____
 DATE: _____

UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS
 3-30 Hannover Drive
 St. Catharines, ON
 L2W 1A3
 Phone: (905)688-9400
 Fax: (905)688-5274



FRONT ELEVATION

- BLOCK 39 UNIT 'A'
INDIGO M2
WALL AREA= 250.66 SQFT
WINDOW AREA= 74.81 SQFT
- BLOCK 39 UNIT 'B'
CORAL M2
WALL AREA= 249.69 SQFT
WINDOW AREA= 80.18 SQFT
- BLOCK 39 UNIT 'C'
CORAL M1
WALL AREA= 229.69 SQFT
WINDOW AREA= 72.29 SQFT
- BLOCK 39 UNIT 'D'
VIOLET M1
WALL AREA= 283.10 SQFT
WINDOW AREA= 53.36 SQFT



REAR ELEVATION

- BLOCK 39 UNIT 'A'
INDIGO M2
WALL AREA= 270.20 SQFT
WINDOW AREA= 53.36 SQFT
- BLOCK 39 UNIT 'B'
CORAL M2
WALL AREA= 264.10 SQFT
WINDOW AREA= 53.36 SQFT
- BLOCK 39 UNIT 'C'
CORAL M1
WALL AREA= 275.40 SQFT
WINDOW AREA= 51.36 SQFT
- BLOCK 39 UNIT 'D'
VIOLET M1
WALL AREA= 283.10 SQFT
WINDOW AREA= 53.36 SQFT

REVISED	DATE	BY
	APRIL 26, 2021	

PROJECT NO.	22084
DRAWING NO.	

MOUNTAINVIEW ARCHITECTS LLP	
1000 WEST 15TH AVENUE, SUITE 300 DENVER, CO 80202	
OWNER	REAR LANEWAY BUNGALOWS
PROJECT	9648 SUMMERSIDES BLVD. DENVER, CO 80231
DATE	APRIL 26, 2021
SCALE	3/16" = 1'
PROJECT NO.	22084
DRAWING NO.	
DATE	APRIL 26, 2021
SCALE	3/16" = 1'
PROJECT NO.	22084
DRAWING NO.	
DATE	APRIL 26, 2021
SCALE	3/16" = 1'

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

PROJECT: 599M-471

BLOCK: 29

SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

DATE: 04/13/2023

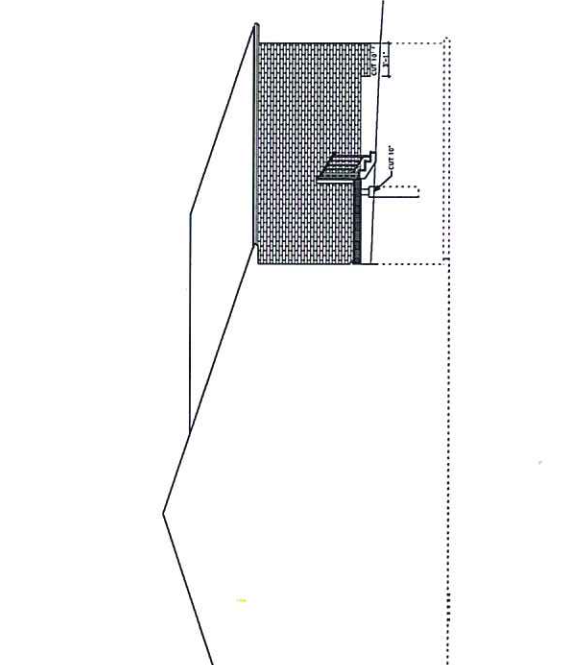
PROJECT: 599M-471

BLOCK: 29

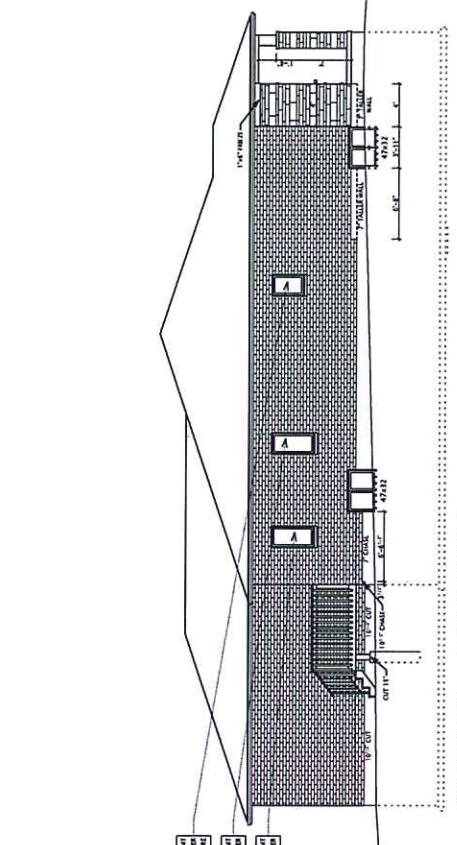
SCALE: 3/16" = 1'-0"

SHEET: 2 OF 9

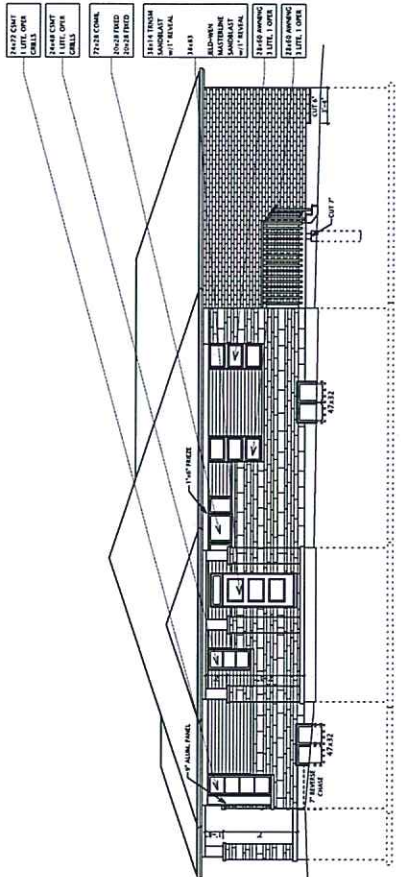
DATE: 04/13/2023



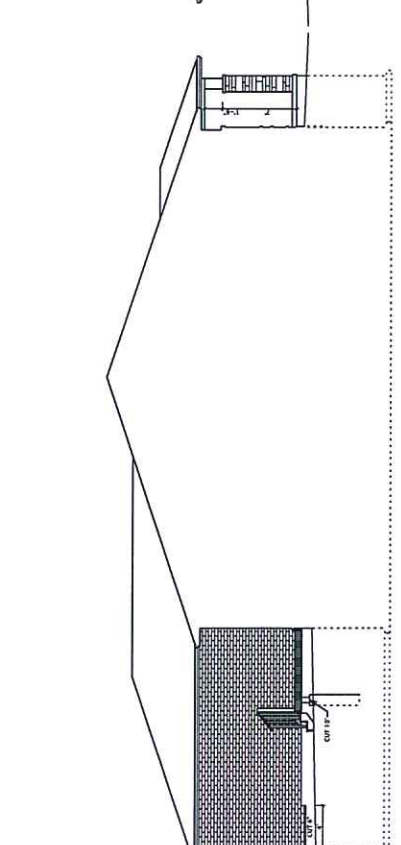
RIGHT ELEVATION
BLOCK 39 UNIT 'B'
CORAL 'M'



LEFT ELEVATION
BLOCK 39 UNIT 'W'
VIOLET 'M'



RIGHT ELEVATION
BLOCK 39 UNIT 'D'
INDIGO 'M'



LEFT ELEVATION
BLOCK 39 UNIT 'C'
CORAL 'M'

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

WALL AREA: 526.80 SQFT
WINDOW: 37.40 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

DATE	04/13/2023
PROJECT	599M-471
BLOCK	29
SCALE	3/16" = 1'-0"
SHEET	2 OF 9
DATE	04/13/2023
PROJECT	599M-471
BLOCK	29
SCALE	3/16" = 1'-0"
SHEET	2 OF 9
DATE	04/13/2023
PROJECT	599M-471
BLOCK	29
SCALE	3/16" = 1'-0"
SHEET	2 OF 9

MOUNTAINVIEW
ARCHITECTURE
1000 S. MOUNTAINVIEW BLVD.
DORAL, FL 33126
TEL: 305.471.1111
WWW.MOUNTAINVIEWARCHITECTURE.COM

REAR LANEWAY
BUNGALOWS
5600 S. MOUNTAINVIEW BLVD.
DORAL, FL 33126
TEL: 305.471.1111
WWW.MOUNTAINVIEWARCHITECTURE.COM

INDIGO 'M'
WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

CORAL 'M'
WALL AREA: 526.80 SQFT
WINDOW: 37.40 SQFT

VIOLET 'M'
WALL AREA: 526.80 SQFT
WINDOW: 37.40 SQFT

INDIGO 'M'
WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

CORAL 'M'
WALL AREA: 526.80 SQFT
WINDOW: 37.40 SQFT

VIOLET 'M'
WALL AREA: 526.80 SQFT
WINDOW: 37.40 SQFT

INDIGO 'M'
WALL AREA: 515.90 SQFT
WINDOW: 86.98 SQFT

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.