

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, June 30, 2020 at 4:00 pm

PLACE: This will be a virtual / electronic meeting

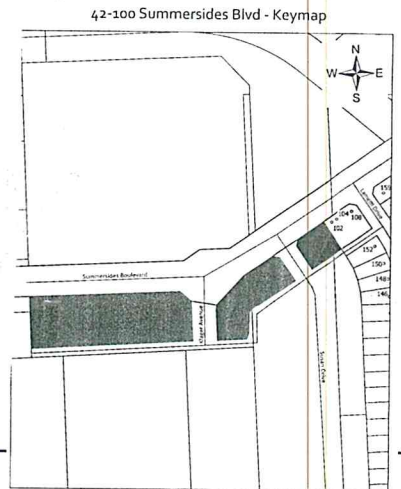
Town Council approved Committee of Adjustment Hearings to be held electronically during an Emergency through By-law 4231(2020).

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: A15/2020P
Subject Lands: 78-80 Summersides Blvd., Pelham
Legal Description: Block 41, 59M-471

The subject land is located on the south side of Summersides Blvd. lying west of Wellsprings Way, being Block 41 on 59M-471, and known municipally as 78-80 Summersides Blvd., 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) and By-Law 4041(2018), as amended. Application is made for relief, to construct a semi-detached dwelling with attached, rear, single-car garages, from:

By-Law 1136(1987) Section 5.54 (i) Definition of "Street Townhouse Dwelling" to permit a semi-detached dwelling (2 units) as a similar use as a 3 unit street townhouse of dwelling on Block 41, whereas the by-law defines a 'Street Townhouse Dwelling' to mean a group of not less than 3 but not more than 8 dwelling units;

By-Law 1136(1987) Section 16.3 (g) "Minimum Rear Yard" to permit a minimum rear yard of 6.0m whereas the by-law requires 7.5m; and

By-Law 4041(2018) RM1-287 Section 2 (d) "Minimum Front Yard" to permit a minimum front yard of 3.0m (unenclosed porches shall continue to be permitted encroachments) whereas the by-law requires 4.5m.

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 **June 18, 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 June 26, 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.

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

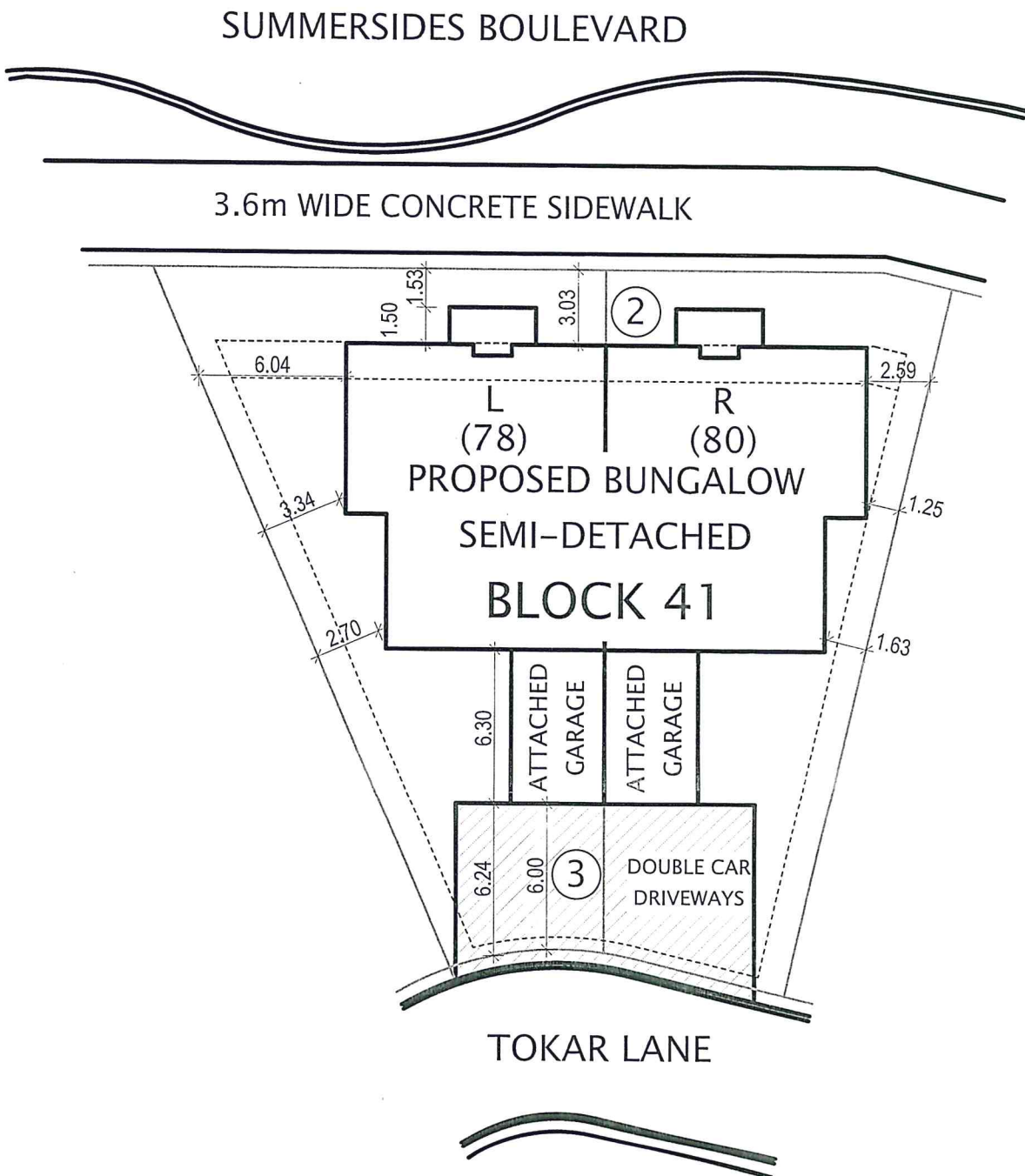
Date of Mailing: June 4, 2020

BLOCK 41 SUMMERSIDES BLVD

SCALE: 1:200

PROPOSED MINOR VARIANCES

- 1 – DEFINITION OF TOWNHOUSE DWELLING TO PERMIT 2 UNITS
- 2 – REDUCE FRONT YARD SETBACK FROM 4.5m TO 3.0m (BLOCK 41) WITH CONTINUED UNENCLOSED FRONT PORCH AS A PERMITTED ENCROACHMENT
- 3 – REDUCE REAR YARD SETBACK FROM 7.7m to 6.0m



MINOR VARIANCE REQUESTS

- 1a - REMOVE REQUIREMENT FOR MASONRY WALL SEPARATING DETACHED GARAGES (BLOCKS 43-46)
- 1b - REDUCE SETBACK FOR DETACHED GARAGE TO PROPERTY LINE FROM 2.5m TO 1.2m (BLOCKS 43-46)
- INCREASE ACCESSORY STRUCTURE COVERAGE FROM 10% TO 13% (BLOCKS 43-46 UNITS B & C INTERIOR UNITS ONLY)
- 2 - REDUCE FRONT YARD SETBACK FROM 4.5m TO 3.0m (FRONT PORCH ENCROACHMENT OF 1.50m) (BLOCKS 39-41)
- 3- REDUCE REAR YARD SETBACK (BLOCKS 39-41)
- BLOCK 39 - FROM 2.5m TO 1.1m
- BLOCK 40 - FROM 2.5m TO 1.1m
- BLOCK 41 - FROM 7.7m TO 6.0m

