

	WHAT: Public Meeting for Official Plan & Zoning By-law Amendments and Draft Plan of Subdivision in accordance with Sections 22, 34 and 51 of the Planning Act, R.S.O. 1990, as amended WHEN: Monday, May 13th 2019 at 6:30 PM WHERE: Town Hall Council Chambers 20 Pelham Town Square, Fonthill OWNER/AGENT: Hert Inc. / Upper Canada Consultants FILE NO.: OP-AM-03-18, AM-03-18 & 26T19-02-18
Information 	WHAT IS THIS? Applications to amend the Official Plan, Zoning By-law and for approval of a draft plan of subdivision have been received for the lands located at <u>162 Port Robinson Road</u> (south side). The proposed Official Plan amendment would modify Policy B1.7.7.4.1(b) to increase the number of single & semi-detached dwellings permitted within the EF-Medium Density Residential designation from 15% to 30% in this plan of subdivision. The proposed zoning change will rezone the lands from <i>Agricultural (A)</i> to various site-specific (<i>Residential, Open Space, Environmental Protection, Park</i>) zones allowing subdivision development on the property consisting of: • 135 single detached dwellings • 110 street townhouse dwellings • 126 block townhouse dwellings (condominium) • 1.5 ha park • Open Space / Environmental Protection The proposed Zoning By-law Amendment will implement specific regulations including minimum / maximum building setbacks, height limits, lot frontage etc.
HAVE YOUR SAY 	YOUR INPUT IS ENCOURAGED! WE ARE LISTENING! Please provide input by speaking at the public meeting or by making a written submission to the Town of Pelham. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. To provide input in writing, or to request personal notice of the decision(s), please send correspondence by noon on Wednesday May 8th 2019 for inclusion in the public meeting agenda package c/o Town Clerk, Nancy J. Bozzato, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0.
	NEED MORE INFORMATION? CONTACT US! For more information, please contact Curtis Thompson, Planner, at (905)892-2607 ex. 324, or at cthompson@pelham.ca. A copy of the Information Report, as well as additional information regarding the applications may be obtained on the Town's website at http://calendar.pelham.ca/council or at the Community Planning & Development Department (2nd Floor) after 12:00 pm on Friday May 10th 2019.
Legal Notice 	IMPORTANT INFORMATION! If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the by-law is passed or the granting of draft plan of subdivision approval is given, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Pelham before the by-law is passed or the granting of draft plan of subdivision approval is given, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Dated at the Town of Pelham, this 17th day of April, 2019. Nancy J. Bozzato

