

Notice of Public Meeting

Date: Tuesday, October 13, 2020 at 5:30 PM

Place: This hearing will be held remotely by webcast.

Town Council approved Public Hearings to be held remotely during an emergency via By-law No. 4231 (2020). The Town of Pelham will be livestreaming this Public Meeting at the following link: <https://www.youtube.com/user/TownOfPelham>

Owner/Agent: Sterling Realty (Niagara) Inc. / Upper Canada Consultants

File Numbers: AM-02-2020 & 26T19-020-02

Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905 (Roll # 2732 030 020 22000)

Public Meeting for a Zoning By-law Amendment and Draft Plan of Subdivision in accordance with Section 34 and 51 of the [Planning Act](#), R.S.O. 1990, as amended.

An application for Zoning By-law Amendment and draft plan of subdivision approval was received for the property known legally as Part of Thorold Township Lot 173; Part 1 on RP 59R-1905 (see reverse).

The proposed Zoning By-law Amendment would rezone the lands from R1 (*Residential 1*) to site-specific R2 (*Residential 2*) and EP (*Environmental Protection*) zones.

The proposed draft plan of subdivision would create 84 single detached residential lots, an environmental protection block and associated public streets.

Your Input is Encouraged: 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 if the proposed rezoning or draft plan of subdivision is approved, please send all correspondence by **12:00 PM on Wednesday, October 7, 2020** 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, or by email at njbozzato@pelham.ca. Verbal comments will be received remotely at this public hearing using the Zoom platform. To participate remotely, please pre-register with the Clerks office by sending an email to clerks@pelham.ca before **12:00 PM on Friday, October 9, 2020**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the Public Meeting. Registrants will also be notified of Council's decision. If you have not submitted written comments or pre-registered before the aforementioned deadlines, but wish to submit comments during the Public Meeting, you may livestream the meeting from the Town of [Pelham's YouTube channel](#) and email comments to clerks@pelham.ca during the public

commenting portion of the subject application only. If your comments are not received prior to the closing of the public commenting portion of the meeting, they will not be considered.

Need More Information: For more information, please contact Curtis Thompson by email at cthompson@pelham.ca or at 905-892-2607 ex. 324. A copy of the staff Report regarding the proposed application as well as any additional information may be obtained on the Town's website at <http://calendar.pelham.ca/council> or at Town Hall after 4:30 PM on Thursday, September 8, 2020.

Important Information: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham in respect of the proposed rezoning and/or plan of subdivision before Council gives or refuses to give approval to the rezoning and/or draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Pelham to the Local Planning Appeal Tribunal.

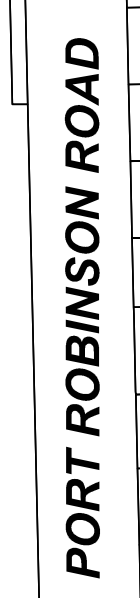
If a person or public body does not make oral submission at a public meeting or make written submission to the Town of Pelham in respect of the proposed rezoning and/or plan of subdivision before Council gives or refuses to give approval to the rezoning and/or draft plan of subdivision, the person or 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 is reasonable grounds to do so.

If you wish to be notified of the decision of Town Council in respect of the proposed rezoning and/or plan of subdivision, you must make a written request to the Clerk of the Town of Pelham and such request must include the name and address to which such notice should be sent.

Dated at the Town of Pelham, this 2nd day of September, 2020


Nancy J. Bozzato
Town Clerk

Date of Mailing: 4th day of September, 2020



DRAWING TITLE	DRAFTING		TA
	DATE	APRIL 30, 2020	
	PRINTED	APRIL 30, 2020	
	SCALE	1:1000	
	DWG No.	REV	

***KUNDA PARK
DRAFT PLAN OF
SUBDIVISION***

1995-DP2

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TOTAL REQUIRED DENSITY IS 50 PEOPLE PER GROSS HECTARE.

SINGLES - 2.76 PEOPLE TOTAL AREA IN ha (EXCLUDING PROVINCIALLY SIGNIFICANT WETLAND) = 8,490 ha

 TOTAL NUMBER OF PEOPLE REQUIRED = 369.67 PEOPLE

PROPOSED: SINGLES - 2.76 PEOPLE X 84 UNITS = 231.84 PEOPLE

LIVE/WORK/EMPLOYMENT - 84 UNITS x 5% = 4.2 JOBS

TOTAL = 236.04 PERSONS AND JOBS

NO. OF PEOPLE/TOTAL AREA (ha) - 236.04/8,490 ha = 27.802 PERSONS & JOBS PER HECTARE