



NOTICE REQUIREMENTS

Applications for Zoning By-law Amendment & Draft Plan of Subdivision *Kunda Park Phase 4*

Files: AM-03-2020 & 26T19-020-02
(Sterling Realty (Niagara) Inc.)

A Zoning By-law Amendment & Draft Plan of Subdivision to permit the use of the property for 84 single detached dwellings and for associated roads / environmental protection areas.

The *Planning Act* requires under Sections 34 and 51 that Council must hold at least one public meeting for the purposes of informing the public in respect of the proposed zoning by-law amendment and draft plan of subdivision.

This public meeting has been called to satisfy this requirement. Notice of this meeting was provided by pre-paid first class mail to all persons, who are listed as owners in the last revised assessment roll and within 120 metres of the subject property on September 4th 2020. The notice provided information on the property including the proposed zoning by-law amendment and draft plan of subdivision.

In addition to providing information, we will also receive any comments which any member of the public may wish to offer.

If you wish to receive a copy of the Notice of Decision, please contact the Clerk in writing as soon as possible. Contact information is available on the Town's website and will also be displayed on the last slide of the staff Presentation to follow shortly.

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 (LPAT) 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, the person / public body is not entitled to appeal the decision.

In closing, we stress that at this point no decision has been made on the proposed Zoning By-law Amendment or Draft Plan of Subdivision, and therefore any comments received will be taken into account for Council's consideration.