

REVISED Notice of Public Meeting

DATE: Monday, July 12, 2021 at 5:30 PM

PLACE: This hearing will be held remotely by Zoom Webinar.

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>

File Numbers: OP-AM-03-2020 & AM-11-2020

Subject Lands: 1365 Station Street

Public Meeting for Official Plan and Zoning By-law Amendments in accordance with Sections 22 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Official Plan and Zoning By-law Amendments were received for the property located at 1365 Station Street known legally as Part of lot 20, Registered Plan No. 717 Formerly Corporation Plan No. 25, Town of Pelham, Regional Municipality of Niagara (see reverse).

The requested Official Plan amendment would delete Policy B1.1.3 (c) to allow a residential intensification and redevelopment abutting a local road to increase the unit density by more than 25% of the existing gross density of lands located within 300 metres of the site.

The requested Zoning By-law Amendment would rezone the property from Residential 2 (R2) to a site-specific Residential Multiple 2 (RM2) zone to permit the development of a 4-storey apartment dwelling containing **24 units** ~~18 units~~. The requested zoning by-law amendment includes a number of site specific regulations to permit the development as shown on the submitted site plan.

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 official plan and zoning by-law amendments are approved, please send all correspondence by **12:00 PM on Wednesday, June 30, 2021** for inclusion in the public meeting agenda package c/o Town Clerk, Holly Willford, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at hwillford@pelham.ca. Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda. 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, July 9, 2021**. 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 applications 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 Shannon Larocque, MCIP, RPP, Senior Planner, at 905-892-2607, ext. 319, or email at slarocque@pelham.ca. A copy of the Information Report regarding the proposed applications as well as any additional information may be obtained on the Town's website at <http://calendar.pelham.ca/council> or from the Community Planning and Development Department by appointment after 4:30 pm on Wednesday, July 7, 2021.

IMPORTANT INFORMATION: If a person or public body does not make oral submissions at a public meeting or make a written submission to the Town of Pelham on the Planning Act matters before the proposed Official Plan and Zoning By-law amendments are adopted, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal. Further, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

If you wish to be notified of the decision regarding the proposed Official Plan and Zoning By-law amendments, 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 18th day of June, 2021



Holly Willford
Town Clerk

Date of Mailing: ~~18th~~ **22nd** June, 2021

PROPOSED BUILDING ELEVATION



FRONT (WEST) ELEVATION

PROPOSED SITE PLAN

