

Notice of Public Meeting

DATE: June 13, 2022 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. 4422 (2022). The Town of Pelham will be livestreaming this Public Meeting at the following link: <https://www.youtube.com/user/TownOfPelham>

File Numbers: OP-AM-01-2022 & AM-03-2021
Subject Lands: 15 Highway 20 East, Fonthill

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 15 Highway 20 East known legally as Part of Lots 3, 4, 5 and 6, Plan 716, Parts 3, 4, 5 and 6, in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Official Plan Amendment would amend Policy B1.3.4.3(b) by increasing the maximum building height in the Downtown Transitional Area from 2 storeys to 4 storeys (14.5 metres) without a step back to permit the development of the property for a 4 storey residential apartment building containing 24 units.

The proposed Zoning By-law Amendment would rezone the lands from the GC (General Commercial) zone to a site-specific RM2 (Residential Multiple 2) zone. The zoning change would permit the apartment building use as shown on the proposed site plan. Site specific regulations are requested including a minimum lot area of 59 m² per dwelling units, a maximum density of 170 units per hectare, a maximum lot coverage of 48%, a minimum interior side yard of 0.9 metres (west lot line) and 4.2 metres (east lot line), a minimum landscaped area of 20%, a maximum building height of 14.5 metres, a minimum landscaped amenity area of 1.5 m² per unit, a minimum parking requirement of 1.1 spaces per dwelling unit, a 7.0 metre width for ingress and egress, a drive aisle width of 6.2 metres, the parking area to be located 0 metres from the south and west lot lines and 1.4 metres from the north lot line, a 2.6 metre wide parking space where abutting a column and a 1.4 metre planting strip.

YOUR INPUT IS ENCOURAGED! Please provide input by speaking at the public meeting or submitting 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 draft plan of subdivision is approved, please send all correspondence by **12:00 PM on Wednesday, June 1, 2022** 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, June 10, 2022**. 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 905-980-6661 or 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 after **4:30 PM on Wednesday, June 8, 2022.**

IMPORTANT INFORMATION:

If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Pelham before the by-law is passed, 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, 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 are reasonable grounds to do so.

Dated at the Town of Pelham, this 20th day of May 2022.






Holly Willford
Town Clerk

Date of Mailing: May 20, 2022

PROPOSED SITE PLAN

5 CHECKLIST	
LOCAL COMMERCIAL USE (FOR BAYVIEW VARIANCE APPLICATION RE: AMUSEMENT)	
BASED AND RUMED INTO DEVELOPMENT	2.00
MEASD SPACES FROM BASE TARD AND SIDE TARD	0.50
TARD SPACES WITHING A COLUMN	2.00
P	1.00
1 FLOOR AREA TO BE ALLOCATED TO RESIDENTIAL USE	
EDDAD HEIGHT	13.00 (14.27m proposed)
BASED FLOOR AREA	108 (28 proposed)
GENERAL MULTIPLE BMD ZONE	
Area	100.00 (24.144 TO 24.144) TO 24.144 TO 24.144
Height	20.00 (6.096 TO 6.096)
Depth	20.00 (6.096 TO 6.096)
Use	20.00 (6.096 TO 6.096)
Coverage	20.00 (6.096 TO 6.096)
Floor	20.00 (6.096 TO 6.096)
F Yard	20.00 (6.096 TO 6.096)
Use Side Yard	20.00 (6.096 TO 6.096)
Proposed Area	20.00 (6.096 TO 6.096)
Prop Height	20.00 (6.096 TO 6.096)
F Area Use (Existing Use)	20.00 (6.096 TO 6.096)
F Area Use (Proposed Use)	20.00 (6.096 TO 6.096)

LEGEND	
	BUILDING ABOVE
	NIAGARA REGION ROAD WIDENING REQUEST
	EASEMENT



PROPOSED BUILDING ELEVATIONS



*Pdf plans available for viewing on the Town of Pelham website at:
<https://www.pelham.ca/en/news>