

Notice of Public Meeting

Date: Wednesday, April 10, 2024 at 5:30 PM

Place: This hearing will be a hybrid (virtual/in person) meeting.

Virtual Participation: Zoom Webinar / Youtube Livestream

In-person Participation: Town Hall, Council Chambers
20 Pelham Town Square, Fonthill

Town Council approved hybrid meetings via By-law No. 4507 (2022). The Town of Pelham live webcast of the Public Meeting will be streaming at:

<https://www.youtube.com/user/TownOfPelham/live>

File Numbers: 26T19-01-2024 & AM-02-2024

Subject Lands: 82-90 Canboro Road
(Canboro Estates)

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

Applications for Draft Plan of Subdivision and Zoning By-law Amendment were received for the property located at Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 & 13 Registered Plan 717 and Part of Lot 167, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The Plan of Subdivision will permit six (6) lots for single detached dwellings with four lots fronting on Canboro Road and two lots fronting on Daleview Drive. The existing dwelling (constructed in 1860) located at 90 Canboro Road will be preserved.

The requested Zoning By-law Amendment would rezone the additional lands from the RM2 (Residential Multiple Two) zone to the site-specific R2 (Residential Two) and RM1 (Residential Multiple 1) zones to allow the residential uses proposed in the draft plan of subdivision and to recognize the existing fourplex dwelling located at 90 Canboro Road.

Your Input is Encouraged: The Town of Pelham would appreciate receiving your written and/or verbal comments regarding this application. 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 applications are approved, please submit your correspondence or request by **12:00 PM on Tuesday, April 2, 2024** for inclusion in the public meeting agenda package c/o Town Clerk, William Tigert, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at SLeach@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 Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda.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 by the Town at the public hearing via virtual or in-person participation. To provide verbal comments virtually at the hearing, please pre-register with the Town Clerk by sending an email to SLeach@pelham.ca before **12:00pm noon on Friday April 5, 2024**. Zoom webinar registration information and procedure will be provided. **To provide verbal comments in-person at the Public Meeting, pre-registration is encouraged but not required.** Registrants will be notified of Council's Decision. If you have not submitted written comments and wish to submit a comment live during the meeting, you may livestream the meeting from the Town of [Pelham's YouTube channel](#) and e-mail comments to clerks@pelham.ca during the public portion of this application only. If your comments are not received during the public portion of the meeting, they will not be considered.

Need More Information: For more information, please contact Shannon Larocque, MCIP, RPP, Senior Planner, by email at slarocque@pelham.ca or at 905-980-6661 or

905-892-2607 ext 319. A copy of the staff report regarding the proposed applications as well as any additional information may be obtained on the Town's website at www.pelham.ca/CanboroEstates or at Town Hall by appointment after 12:00 PM on Friday, April 5, 2024.

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 19th day of March, 2024.



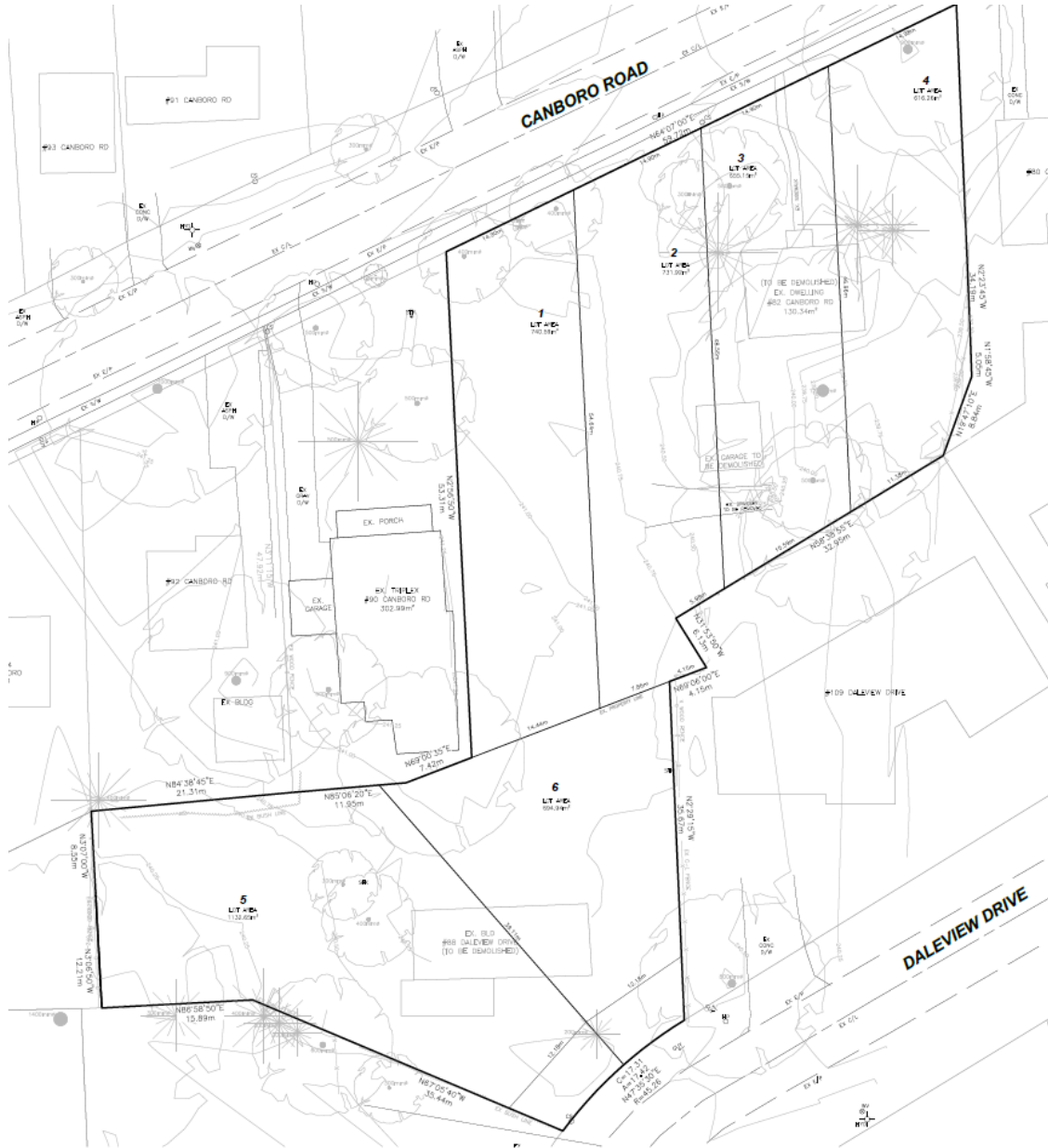
William Tigert
Town Clerk

Date of Mailing: March 19, 2024

PROPERTY LOCATION



PROPOSED DRAFT PLAN OF SUBDIVISION



*Pdf plans available for viewing on the Town of Pelham website at:
www.pelham.ca/CanboroEstates