



NOTICE REQUIREMENTS

Town of Pelham Applications for Draft Plan of Subdivision & Zoning By-law Amendment Canboro Estates (82-90 Canboro Road) File Nos 26T19-01-2024 & AM-02-2024

Draft Plan of Subdivision & Zoning By-law Amendment to create 6 residential building lots and rezone the property from the Residential Multiple 2 zone to the Residential 2 and Residential Multiple 2 zones.

The Planning Act requires under Section 34 that Council must hold at least one public meeting for informing the public in respect of the proposed zoning by-law amendment.

This public meeting has been called to satisfy this requirement. Notice of this meeting was provided by prepaid first-class mail to all persons, who are listed as owners in the last revised assessment roll, within 120 metres of the subject property on March 19, 2024. The notice provided information on the property and the proposed draft plan of subdivision and zoning by-law amendment.

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 Ontario Land Tribunal 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 amendment or draft plan of subdivision and therefore any comments received will be considered by Council.