

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: 26T19-02-2021& AM-01-2024

Subject Lands: North Side of Port Robinson Road, East of Station Street
(Summersides Village Draft Plan of Subdivision)

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

Applications for Revision to Previously Approved Draft Plan of Subdivision, and Zoning By-law Amendments were received for the property located on the north side of Port Robinson Road, east of Station Street and known legally as Part of Lot 167 (Geographic Township Of Thorold); Part of Lots 17, 18 & 19 Registered Plan No. 717 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Zoning By-law Amendment would rezone the lands from the R2-137 zone to site specific Residential 2 (R2) and Residential Multiple 1 (RM1) zones. The zoning change would permit the use of the lots for single detached dwellings, semi-detached dwellings, street townhouse dwellings, and accessory uses subject to special regulations.

The Revision to the previously approved proposed draft plan of subdivision would create:

- 35 Lots (Lots 1-35) for single detached dwellings;
- 7 Blocks (Blocks 36-42) for 14 semi-detached dwellings;
- 10 Blocks (Blocks 43-52) for 60 street townhouses
- 4 Blocks (Block 53-56) for 0.3-metre reserves;
- 1 Block (Block 57) for a daylight triangle; and,
- 1.075 hectares for future roadways.

The change is a result of a new development concept for the lands which will add 39 additional units compared to the previously approved draft plan. The change will introduce new unit types, including semi-detached and street townhouse dwellings.

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 Andrew Edwards, Planner, by email at aedwards@pelham.ca or at 905-980-6666 or 905-892-2607 ext. 324. 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/SummersidesVillage 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 15th day of March, 2024.

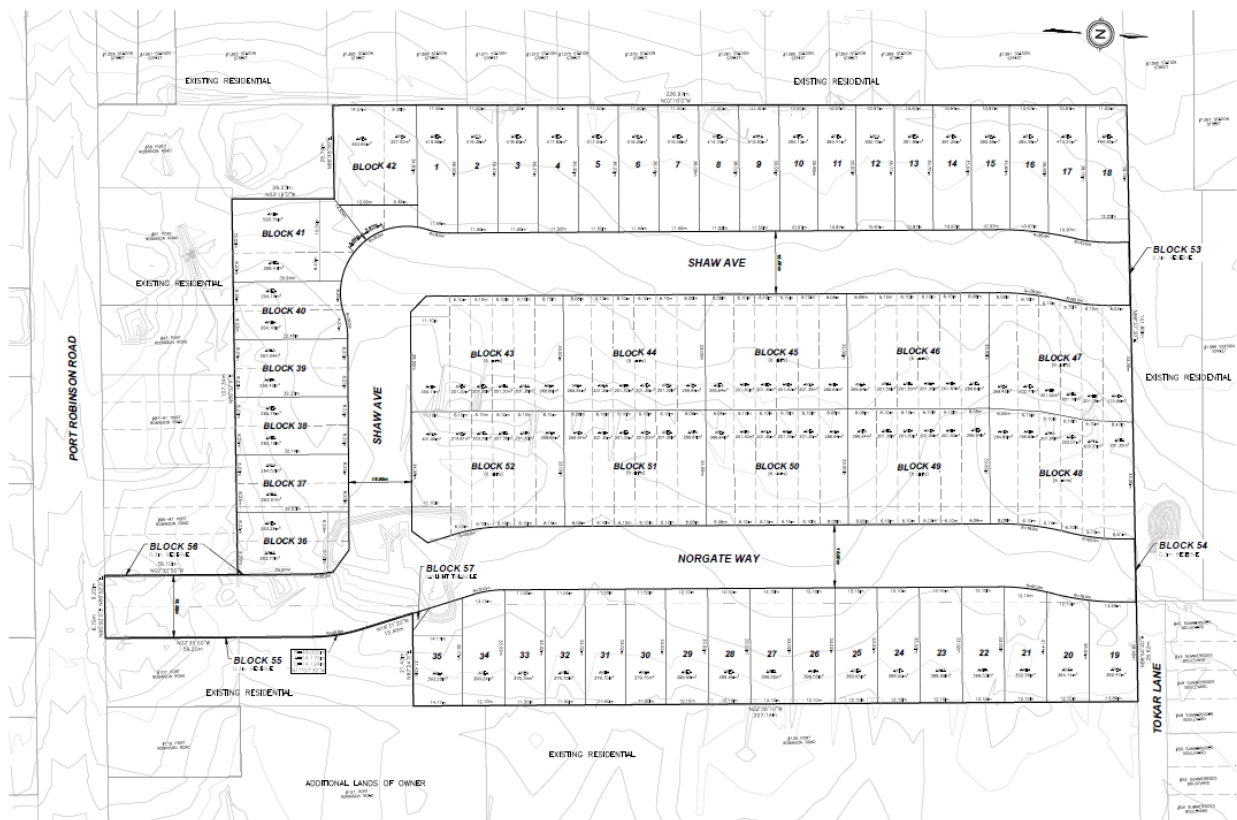


William Tigert
Town Clerk

Date of Mailing: March 15th, 2024

PROPOSED REVISION TO APPROVED DRAFT PLAN OF SUBDIVISION

SUMMERSIDES VILLAGE - REDLINE DRAFT PLAN
TOWN OF PELHAM



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