

Notice of Public Meeting

Date: Wednesday, March 19, 2025 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: AM-01-2025

Subject Lands: 286 Canboro Road

Public Meeting for Zoning By-law Amendment in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

An application for a Zoning By-law Amendment was received for the property located at 286 Canboro Road known legally as Part Lot 5, Concession 8, being Part 2, Plan 59R-15861 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The requested Zoning By-law Amendment would rezone the lands from the Rural Residential (RR) and Village Commercial (VC) zones to a site-specific Rural Residential (RR) zone that will permit the construction of a single detached dwelling. The application also requests an increase to the maximum front yard to 21.5 metres for a single detached dwelling.

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 Monday, March 10, 2025** for inclusion in the public meeting agenda package c/o Deputy Town Clerk, Sarah Conidi, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at SConidi@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 Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda.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 Deputy Town Clerk by sending an email to SConidi@pelham.ca before **12:00pm noon on Friday March 14, 2025**. 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, Manager of Planning, 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 application as well as any additional information may be obtained on the Town's website at www.pelham.ca/286CanboroRoad or at Town Hall by appointment after 12:00 PM on Friday, March 14, 2025.

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 26th day of February, 2025.



Sarah Leach
Acting Town Clerk

Date of Mailing: February 26, 2025

PROPERTY LOCATION



PROPOSED SITE PLAN



*Pdf plans available for viewing on the Town of Pelham website at: www.pelham.ca/286CanboroRoad