

PUBLIC FACILITATION SESSION
Town of Pelham Additional Residential Unit (ARU)
Zoning By-law Amendment

Date: Thursday, January 22, 2026
Session 1: 3:30 pm to 5:00 pm
Session 2: 6:00 pm to 7:30 pm

Place: Kinsmen Community Room, Meridian Community Centre, 100 Meridian Way, Fonthill, ON L0S 1E6

The Town of Pelham is initiating a Zoning By-law Amendment to update its current regulations with respect to Additional Residential Units (ARUs) within the Town.

The Province of Ontario is actively working toward creating 1.5 million homes by 2031. This plan is part of a broader strategy to address the housing supply crisis in Ontario and improve the quality of life for residents. The Province has introduced various pieces of legislation since 2019, which collectively aim to remove barriers to the construction of attainable and affordable new homes in Ontario.

The Town has had ARU regulations in place since 2021, with the most recent regulations approved through the new Comprehensive Zoning By-law, adopted in August of 2022. Ontario's Bill 23, also known as the "More Homes Built Faster Act", received Royal Assent and became law on November 28, 2022, enacting major changes to housing and land use planning. Bill 23 included an updated policy on as-of-right permissions for ARUs on single-family, semi-detached, and townhouse lots, eliminating the need for zoning changes. These can be developed as internal units to the primary dwelling or a detached structure.

Staff will be reviewing the current regulations with respect to:

- Updated definition of ARU to conform with provincial policy;
- Consolidation of Floor Area, Floor Area Dwelling Unit, Floor Area, Gross and Habitable Room definitions into one definition of Gross Floor Area;
- Number of ARU Units per lot; and
- Maximum unit size.

Staff will also be considering additional regulations with respect to:

- Minimum Landscape / Open Space;
- Percentage of ARU size in relation to the Primary Dwelling; and
- Other regulations as applicable.

Residents are invited to attend these facilitated engagement sessions.

Each session will begin with a detailed presentation from Planning Staff, followed by a general Q&A. A facilitated round table discussion will take place after the presentation.

To follow along with this process, visit the Town of Pelham Website for updates at www.pelham.ca/aruzoning

Comments may be provided verbally and/or as a written submission. Written comments should be submitted prior to February 22, 2026, to be included in the planning report by regular mail or email to the:

Policy Planner, Town of Pelham
20 Pelham Town Square, P.O. Box 400, Fonthill, Ontario L0S 1E0
Email: Irichardson@pelham.ca

A statutory public meeting under Section 34 of the *Planning Act* is to be held on Wednesday, February 11, 2026, to present information and receive further public comments and feedback.

Notice of the statutory public meeting will be provided separately.