

Notice of Public Meeting

Housekeeping Zoning By-law Amendment

Date: Wednesday November 12, 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 Number: AM-04-2025

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

The Town of Pelham is initiating a Zoning By-law Amendment to address several housekeeping items that have been identified as needing to be addressed in the Comprehensive Zoning By-law 4481 (2022). Changes are proposed to:

- **Section 2: Definitions:** Comprehensive updates, including new and revised definitions (e.g., Agricultural Use, Additional Residential Units, Hoop House, Pre-fabricated Shipping Container, Lot Coverage, Vehicle Fuel Station), and alignment with Provincial Planning Statement terminology.
- **Section 3: General Provisions:** Substantive revisions to provisions regarding agricultural-related uses, on-farm diversified uses, home occupations, home industries, shipping containers, encroachments, established building lines, food trucks, additional needs housing, non-complying buildings, setbacks, recreational vehicle storage, swimming pools, temporary uses, and environmental protection regulations.
- **Section 4: Parking:** Updated standards for parking calculation, driveway entrances, and acceptable parking surface materials, including requirements for low-impact development.
- **Section 5: Agriculture:** Separation of Hoop Houses from Commercial Greenhouse and new regulations specific to a hoop house use and the removal of site plan control in the greenbelt natural heritage system.
- **Section 8: Commercial Zones**
Expanded permitted uses to include veterinary clinics and vehicle service stations in certain zones, and clarified regulations for apartment and townhouse dwellings.
- **Section 9: Other Zones**
Updates to the Institutional Zone, including alignment with the updated definition of "Institutional Use" and a review of permitted uses.

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, November 3, 2025** for inclusion in the public meeting agenda package c/o Deputy Town Clerk, Jodi Conte, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at JConte@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 JConte@pelham.ca before **12:00pm noon on Friday November 7, 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 Lindsay Richardson, MCIP, RPP, Policy Planner, by email at LRichardson@pelham.ca or at 905-980-6675 or 905-892-2607 ext. 335. 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/housekeeping2025 or at Town Hall by appointment after 12:00 PM on Friday, November 7, 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 23rd day of October, 2025.



Sarah Leach
Acting Town Clerk

Date of Mailing: October 23, 2025