

NOTICE OF THE PASSING OF ZONING BY-LAW AMENDMENT

Housekeeping (File No. AM-04-2025)

TAKE NOTICE that the Council of the Corporation of the Town of Pelham passed By-Law No. 01-2026 on January 14, being a by-law which amends Zoning By-law No. 4481 (2022), as amended, under Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

Procedure for Filing an Appeal: The *Planning Act*, R.S.O. 1990, Section 34(19), as amended states that an appeal may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” and/or any “public body” (as defined by the *Planning Act*, Section 1(1)) within twenty (20) days of the making of the decision.

Appeals are to be submitted through the Ontario Land Tribunal (OLT) e-file portal. Public users can access the portal at the following link: <https://olt.gov.on.ca/e-file-for-public-users/> If the e-file portal is down, please file the appeal with the Clerk’s Office using the following email address: clerks@pelham.ca

The prescribed fee for filing a zoning by-law amendment appeal with the OLT is \$400.00 for a private citizen, a registered charity or a non-profit ratepayers’ association and \$1,100 for a corporation. Payment can be made through the e-file portal using Visa, Visa Debit, MasterCard, or MasterCard Debit. Alternatively, a cheque, including the Appeal ID number(s), can be submitted to the Minister of Finance. All appeals must be submitted through the e-file portal by the deadline indicated in the Notice of Decision.

Please note, neighbours and other interested parties not defined are no longer eligible to file *Planning Act* Section 34(19) appeals. See Bill 23, *More Homes Built Faster Act*, 2022 for more information.

Last day for filing an appeal of this decision to the Ontario Land Tribunal is Wednesday, February 9, 2026 by 4:30 p.m.

Planning staff’s recommendation report was presented to Council on April 16, 2025. The report can be found online at <https://events.pelham.ca/meetings>.

The explanation of the purpose and effect of the by-law is attached. The complete by-law is available for public review by request via email or at the Town of Pelham Municipal Office, Community Planning & Development Department, located at 20 Pelham Town Square, Fonthill, between the hours of 8:30 am and 4:30 pm.

DATED at the Town of Pelham, this 19th day of January, 2026.



SARAH LEACH – ACTING TOWN CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT (BY-LAW NO. 1 (2026))

ZONING BY-LAW AMENDMENT - BY-LAW 1-2026 is a By-law to amend Zoning By-law 4481(2022), as amended, to regulate the use of land, buildings and structures within the Town to update provisions based on an administrative review (Housekeeping).

The Town of Pelham initiated a Zoning By-law Amendment to address several housekeeping items identified in Comprehensive Zoning By-law 4481 (2022). Changes were made to:

- Section 2: Definitions
 - Rewording of some definitions to clarify or provide consistency with definitions in other documents or by-laws; and
 - Definitions to clarify or describe uses/terms within the by-law.
- Section 3: General Provisions
 - Amendments to several sections to improve clarity and resolve conflicts, including:
 - Agriculture-related and on-farm diversified uses;
 - Encroachments;
 - Established building line;
 - Food Trucks (formerly food vehicles)
 - Additional needs housing (formerly homes for special care)
 - Reconstruction, replacement or extension of legal non-complying buildings and structures
 - Swimming pools;
 - Temporary uses; and
 - Special events.
- Section 4: Parking
 - Parking requirements for Agriculture-Related and OFDUs;
 - Parking requirements for an assembly hall;
 - Exemption for driveway size and number of agricultural properties; and
 - LID requirements for parking areas and driveway surfaces.
- Section 5: Agriculture
 - Separation of hoop house from commercial greenhouse and new zone regulations specific to hoop house uses;
 - Removal of hobby farm references and updated regulations for minimum parcel sizes for livestock; and
 - Removal of the requirement for site plan control for residential development in the Greenbelt Plan area.
- Section 6: Residential
 - Removal of the requirement for a maximum front yard
- Section 8: Village Commercial Zone, Main Street Zone and Downtown Corridor Zones
 - Appropriate regulations for apartments and townhouses
- Section 9: Other Zones
 - Modifications to the permitted uses within the Institutional zone to correspond to the new provincial definition (which also updates the definition contained in the zoning by-law and has been included in this housekeeping amendment).