

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

THE CORPORATION OF THE TOWN OF PELHAM
P. O. BOX 400, 20 PELHAM TOWN SQUARE
FONTHILL, ON L0S 1E0

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).