

## Notice of Public Meeting

**Date:** Wednesday June 17, 2026, 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:** 26T19-01-2026 & AM-03-2026

**Subject Lands:** Property East of Stickles Street and West of Line Avenue

**Public Meeting** for a **Draft Plan of Subdivision** and **Zoning By-law Amendment** in accordance with Sections 51 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Draft Plan of Subdivision (Tanner Extension Phase 2 Subdivision) and Zoning By-law Amendment were received for the property located east of Stickles Street and west of Line Avenue known legally as Part Township Lot 177, Thorold; Part 5 Plan 59R-17615; subject to an easement in gross over Part 25 on 59R-18243 as in SN824330; Part 3 Plan 59R-17615; subject to an easement in gross over Part 24 on 59R-18243 as in SN824330; and Part 1, Plan 59R-17615; in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The proposed Zoning By-law Amendment would rezone the lands from Residential Development (RD) and Environmental Protection One (EP1) to a site-specific Residential Two (R2) and a site-specific Open Space Holding (OS-H) zone. The zoning change would permit the uses proposed in the plan of subdivision.

The proposed draft plan of subdivision would create 6 lots for single detached dwellings, 1 block for future open space and 0.14 ha for future roadway (Stickles Street).

**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 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 Wednesday, June 10, 2026**, for inclusion in the public meeting agenda package c/o Town Clerk, Holly Willford, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at [HWillford@pelham.ca](mailto:HWillford@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 Town Clerk by sending an email to [HWillford@pelham.ca](mailto:HWillford@pelham.ca) before **12:00pm noon on Friday June 12, 2026**. 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.

**Need More Information:** For more information, please contact Shannon Larocque, MCIP, RPP, Manager of Planning, by email at [slarocque@pelham.ca](mailto:slarocque@pelham.ca) or at 905-980-6661 or 905-892-2607 ext 319. A copy of the Staff Report regarding the proposed applications as well as any additional information may be obtained on the Town's website at <http://www.pelham.ca/tannerextension> or at Town Hall by appointment after 12:00 PM on Friday, June 12, 2026.

**IMPORTANT INFORMATION:**

Appeal rights for this proposed amendment may be limited under the *Planning Act*. 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 25th day of May, 2026.



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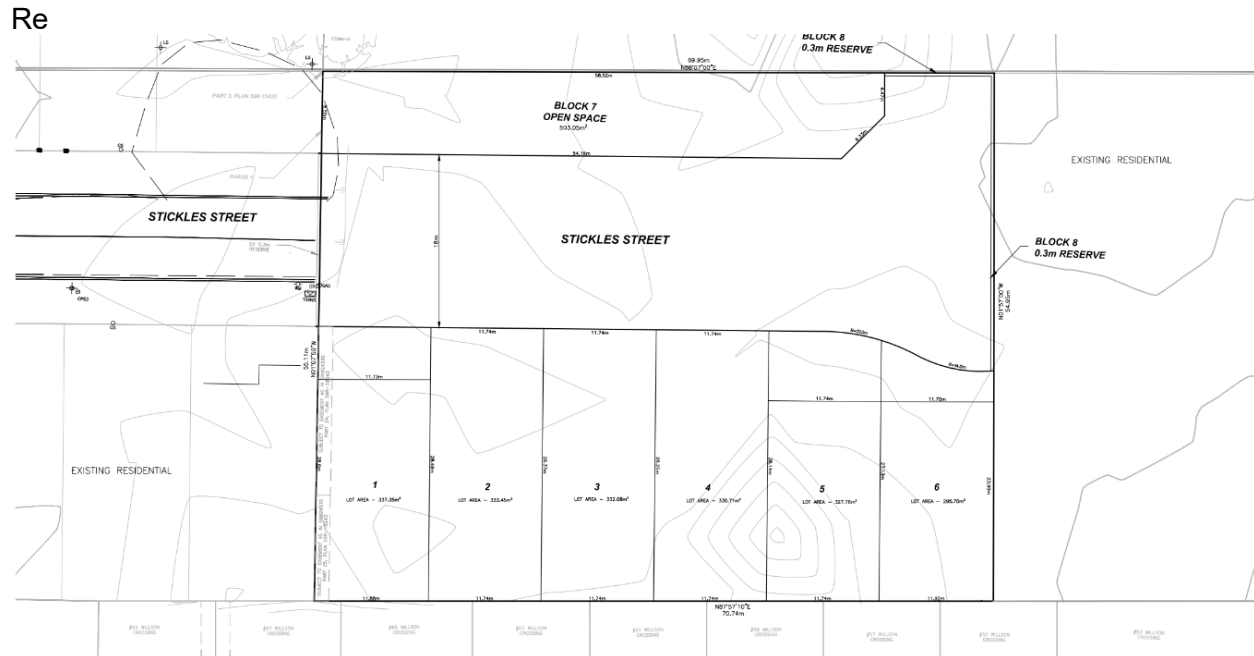
Holly Willford  
Town Clerk

**Date of Mailing:** May 25, 2026

## PROPERTY LOCATION



## PROPOSED SUBDIVISION



\*Pdf plans available for viewing on the Town of Pelham website at:  
<http://www.pelham.ca/tannerextension>