

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, August 4, 2026 at 4:00 pm

PLACE: This hearing will be a hybrid (virtual/in-person) meeting

Virtual Participation: Zoom Webinar / Youtube Livestream

In-person Participation: Council Chambers, Pelham Town Hall
20 Pelham Town Square, Fonthill, ON

Town Council approved hybrid meetings through By-law 4507(2022).

The Town of Pelham Committee of Adjustment hearing live webcast will be streaming at:

<https://www.youtube.com/user/TownOfPelham>

In the matter of the *Planning Act*; Revised Statutes of Ontario, 1990, Chapter P.13; notice is hereby given that an application for **consent** under the file number noted below will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: B7-2026P

Subject Lands: No Municipal Address - Vacant Land between 425 & 345
Webber Road, Pelham (Part 3 on Sketch)

Legal Description: Part Lot 7, Concession 13 Pelham

Location of the lands and purpose of this application:

The subject parcel, shown as Part 3 on the attached sketch has a frontage of 49.7m on the north side of Webber Road, lying east of Poth Street, being Part Lot 7, Concession 13 in the Town of Pelham.

Application is made for consent to partial discharge of mortgage and consent to convey 7574.3 square metres of land (Part 3 on Sketch), to create a new lot for future dry industrial employment use. Part 1 is to be retained for future use of the property shown as Part 1 on the Sketch.

This application is being considered concurrently with Consent File B6-2026P.

PUBLIC HEARING: This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above noted application. Anyone wishing to register objections, support or comments concerning this application may submit them in writing to the Assistant Secretary Treasurer prior to the hearing and/or present them verbally at the hearing.

YOUR INPUT IS ENCOURAGED: The Committee would appreciate receiving your written and/or verbal comments regarding this application. **For inclusion on the public agenda/consideration within the recommendation report, written comments must be submitted by July 21, 2026.** If the Assistant Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection to the proposal. Should an extension be required, please contact the Assistant Secretary Treasurer. Verbal comments will be received by the Committee at the public hearing via virtual or in-person participation. **To provide verbal comments virtually at the hearing, please pre-register with the Assistant Secretary Treasurer by sending an email to the email address noted below before 12:00pm noon on July 31, 2026.** Zoom webinar registration information and procedure will be provided. **To provide verbal comments in-person at the hearing, pre-registration is encouraged but not required.** Registrants will be notified of the Committee of Adjustments Decision. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

It is highly recommended that the applicant or the authorized agent of the applicant be present at the hearing. Please note that if you do not attend this hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings.



COMMITTEE OF ADJUSTMENT

Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0

NOTICE OF DECISION: Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to:

Jodi Conte, Assistant Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-641-7158 jconte@pelham.ca

For technical questions, please contact:
Andrew Edwards, Planner
905-980-6666 aedwards@pelham.ca

A handwritten signature in black ink, appearing to read "Sleach", is positioned above a horizontal line.

Sarah Leach, B.A, MPA
Deputy Clerk/Secretary-Treasurer

Date of Mailing: June 29, 2026

SKETCH FOR PLANNING PURPOSES ONLY

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1250



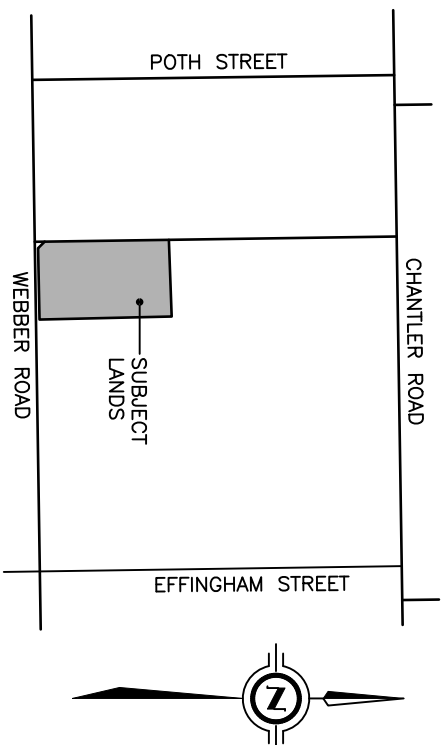
J.D. BARNES LIMITED

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METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)



LEGAL DESCRIPTION

PART OF LOT 7, CONCESSION 13, GEOGRAPHIC TOWNSHIP OF PELHAM
BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY
DATED FEBRUARY 3, 2026. THIS IS NOT A PLAN OF SURVEY.

JUNE 6, 2026

DATE _____

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

PT
DRAWN

CHECKED

026-05-19

Ref. No.
16-009-00

J.D.BARNES
LIMITED

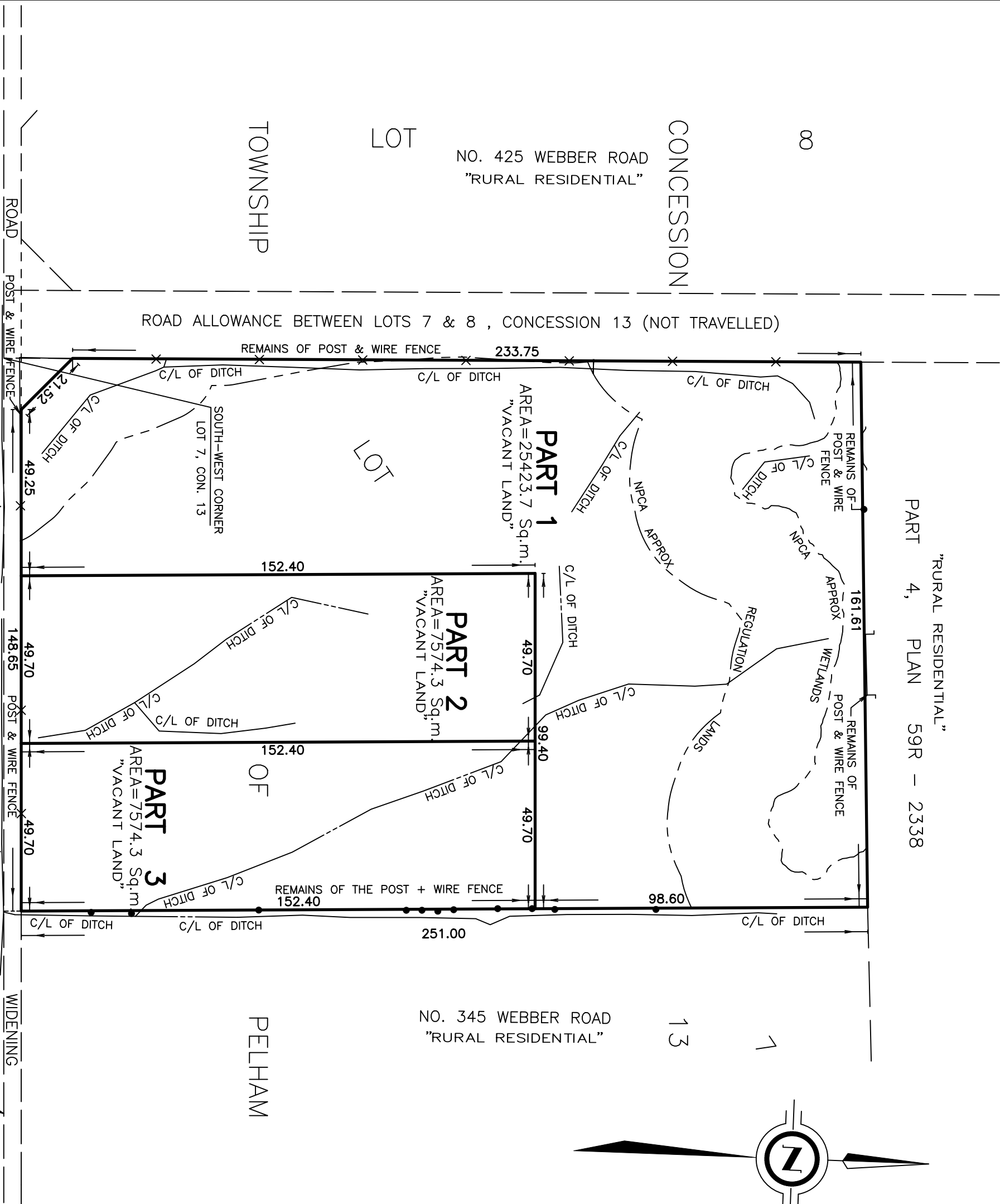
LIMITED

SURVEYING MAPPING GIS

LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

Ref. No. 26-16-009-00

PLOT DATE: 6/10/2026 1:42 PM



Hybrid Committee of Adjustment Hearing Procedures

The Town of Pelham is holding hybrid Committee of Adjustment hearings. A hybrid hearing involves a mixture of in-person and remote attendance/ participation.

Notice of Hearing

A Notice of Hearing is mailed to the all persons listed as owners in the last revised assessment roll number within 60 meters (200 feet) of the subject property. The Notice of Hearing can also be found on the Town of Pelham website, Committee of Adjustment webpage: <https://www.pelham.ca/pelham-government/committees/committee-of-adjustment/>

View the Meeting

The Committee of Adjustment hearing can be viewed by livestream on the Town's YouTube Channel at <https://www.youtube.com/user/TownOfPelham/live>. The link will go live at the date and time prescribed on the Notice of Hearing. A recording of the hearing is also available on YouTube and the Town of Pelham website following the meeting.

Attendees are also welcomed to view the meeting in-person at the date, time and location prescribed on the Notice of Hearing.

Written Comments

Written comments are encouraged as the preferred method of receiving public input. Please provide written input by mailing or e-mailing your comments to the Assistant Secretary Treasurer by the date indicated on the Notice of Hearing. You may also drop off written comments to Town Hall in the drop box. Written comments submitted on or before the deadline will be included on the public agenda. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

Verbal Submissions – Remote Participation

To make verbal comments to the Committee during the public portion of the hearing, please pre-register with the Assistant Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing.

The Assistant Secretary Treasurer will provide you the Zoom link and password in advance of the meeting. This is for pre-registered participants only and is not to be shared with others. Please advise the Assistant Secretary Treasurer of your requirements at the time of registration.

Verbal Submissions – In-person Participation

To make verbal comments to the Committee during the public portion of the hearing, please attend the hearing in-person at the date, time and location prescribed on the Notice of Hearing. In-person participants wishing to make verbal comments are encouraged to pre-register with the Assistant Secretary Treasurer by telephone or email. This allows for the preparation of a speakers list. Although pre-registration is encouraged and preferred it is not a requirement to speak in person at the meeting.

Please note, all verbal submissions are live-streamed and recorded.

More Information

For more information please contact:

Assistant Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1C0
905-980-6662 | jconte@pelham.ca

For technical questions, please contact:

Andrew Edwards, Planner
905-980-6666 | aedwards@pelham.ca

COMMITTEE OF ADJUSTMENT

Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0



Participant Process During Meetings

- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the hearing.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.

Additional Procedures for Remote Participation

- Participants joining remotely are responsible for ensuring their background is free from offensive or vulgar material. If inappropriate material is visible you will be removed from the meeting.
- Participants will remain in the waiting room until they are called to speak. Participants will be able to hear and see the meeting while in the waiting room.
- Once your comments have been heard by the Committee of Adjustment, you will be placed back into the waiting room where you may continue to view the meeting.

Technical Difficulties During Hearings

- Town staff will not provide technical assistance for participants before or during hearings.
- If a participant's connection to the meeting fails during the hearing, Town Staff will attempt to make reasonable efforts to re-establish connection. If the connection cannot be re-established, the comments received up to that point will be included as part of the official record and the hearing will continue.
- If a participant is not present in the Zoom Webinar when called upon by the Chair, the participant will be considered absent and the hearing will continue without the participant.
- If, in the Chair's opinion, a participant's audio/ video is not of an acceptable quality, the Chair may require the participant to use the dial-in option.