

Notice of Public Meeting

Additional Residential Units - Zoning By-law Amendment

Date: Wednesday February 11, 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 Number: AM-01-2026

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 update its regulations regarding Additional Residential Units (ARUs) within the Town.

The Town has had ARU regulations in place since 2021. The most recent regulations were approved through the Comprehensive Zoning By-law, adopted in August of 2022.

Since that time, several new pieces of Provincial legislation have been introduced or amended regarding ARUs, and the Town is now reviewing ARU-specific regulations in the current Zoning By-law.

Staff will be reviewing all current regulations of Section 3.29 with a focus on:

- Updated definition of ARU to conform with provincial policy;
- Definition review of Floor Areas and Habitable Room specific to ARUs;
- Removal of regulations that are dated or no longer applicable; and
- Maximum unit size.

Staff will also be considering additional regulations with respect to:

- Minimum Landscape / Open Space;
- Percentage of ARU size in relation to the Primary Dwelling;
- New definition for Primary Dwelling
- ARUs within an existing detached structure; and
- Other regulations as applicable.

A Draft By-law is available on the project page at www.pelham.ca/aruzoning for review and comment.

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, February 2, 2026** 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 **12:00 p.m. on Friday February 6, 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 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/aruzoning or at Town Hall by appointment after 12:00 PM on Friday, February 6, 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 23rd day of January, 2026.



Sarah Leach
Acting Town Clerk

Date of Publication: January 23, 2026