

NOTICE OF PUBLIC HEARING

HEARING DATE: Monday, March 2, 2026 at 4:00 pm

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

Virtual Participation: Zoom Webinar / Youtube Livestream

In-person Participation: Council Chamber, 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>

Under Section 45 of the *Planning Act, R.S.O. 1990*, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A4-2026P

Subject Lands: 174 Highway 20 W, Pelham
 (Parts 3, 4 & 5 on Sketch)

Legal Description: Part Block X, Plan 25, now Plan 717,
 Part 1 on 59R-1803

The subject land is located on the south side of Highway 20, lying west of Haist Street, being Part Block X, Plan 20, now Plan 717, Part 1 on 59R-1803 in the Town of Pelham



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Downtown Corridor (DC) in accordance with Pelham Zoning By-law 4481(2022), as amended. Relief is sought to facilitate the development of a 5-storey residential building consisting of 30 units. The applicant is requesting relief from the following sections of the Zoning By-law:

Section 8.4.3 (Zone Requirements) Step Backs – to permit a minimum step back of 0 metres of the 3rd storey through the 5th storey whereas a minimum step back of 1.5 metres is required above the 3rd storey;

Section 8.4.3 (Zone Requirements) First Floor Window Height – to permit a minimum first floor window height of 0.15 metres, whereas the By-law permits a minimum first floor height of 0.3 metres;

Section 8.4.3 (Zone Requirements) First Floor Height – to permit a minimum first floor height of 3.66 metres, whereas the By-law permits a minimum first floor height of 4.5 metres;

Section 4.1.1(a) (Parking Space Requirements) Minimum Parking Requirements – to permit a minimum number of vehicular parking spaces of 1.13 spaces per dwelling unit (34 spaces), whereas the By-law requires a minimum of 1.25 vehicular parking spaces per dwelling unit (38 spaces);

Section 4.1.4.8 (Parking Space Requirements) Parking Area Location on Lot – to permit a minimum setback from the street for an uncovered surface parking area of 6.15 metres, whereas the By-law requires a minimum of 7.5 metres to any street line;

Section 4.1.4.8 (Parking Space Requirements) Parking Area Location on Lot - to permit a minimum setback from the side lot line to the east for an uncovered surface parking area of 1.5 metres, whereas the By-law requires a minimum of 3 metres to any side lot line;

Section 4.1.4.8 (Parking Space Requirements) Parking Area Location on Lot - to permit a minimum setback from the side lot line to the west for an uncovered surface parking area of 0 metres, whereas the By-law requires a minimum of 3 metres to any side lot line;

Section 4.1.4.8 (Parking Space Requirements) Parking Area Location on Lot - to permit a minimum setback from a rear lot line for an uncovered surface parking area of 1.5 metres, whereas the By-law requires a minimum of 3 metres to the rear lot line.

This application is being considered concurrently with Consent Files B3-2026P & B4-2026P.

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 February 18, 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 February 27, 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.

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:

Assistant Secretary-Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-980-6662 jconte@pelham.ca

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



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

Date of Mailing: February 4, 2026

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 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 Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing.

The 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. Zoom test meetings are available by request. Please advise the 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 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, regardless of method, 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

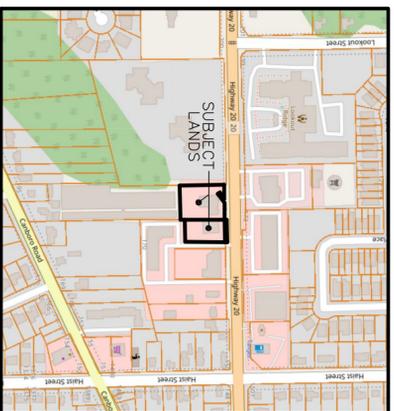
- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the hearing.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.

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

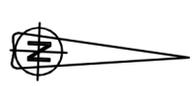
- Beyond the available Zoom test session, Town staff will not provide technical assistance for participants before or during hearings.
- If a participant's connection to the meeting fails during the hearing, Town Staff will attempt to make reasonable efforts to re-establish connection. If the connection 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.



KEY MAP

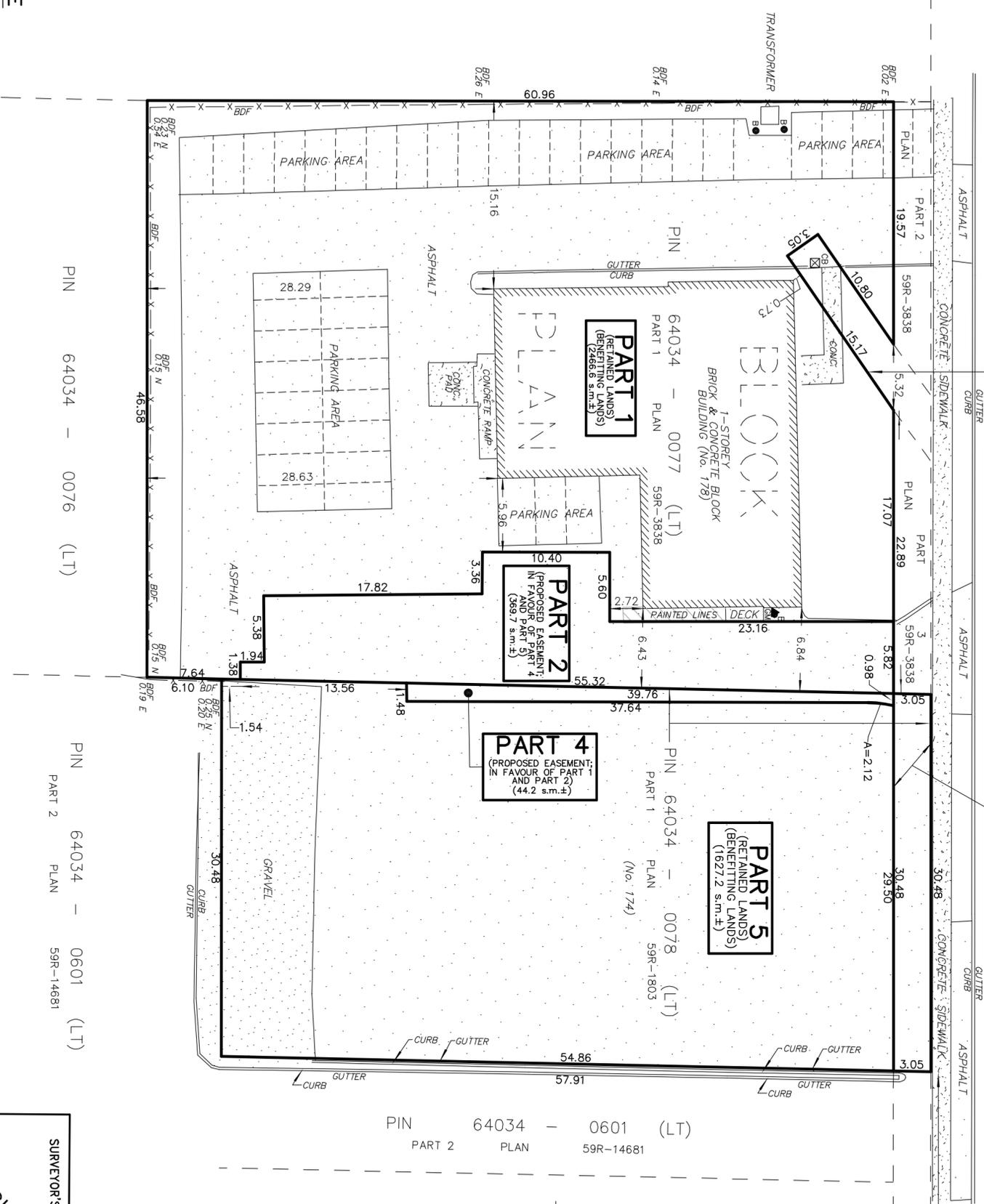
HIGHWAY No. 20 (VARIABLE WIDTH)
 (REGIONAL ROAD 20)
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8)
 PIN 64035 - 0266 (LT)

PART 3
 (PROPOSED 3.05m WIDENING)
 (92.9 s.m.±)



SKETCH FOR PLANNING ACT APPLICATION
 AT No. 174 & No. 178 HIGHWAY 20 WEST
TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 300
 RASCH & HYDE LTD.
 ONTARIO LAND SURVEYORS
 ©COPYRIGHT Rasch & Hyde Ltd., OLS, 2025

CONDO BLOCK



PART 1
 (RETAINED LANDS)
 (BENEFITTING LANDS)
 (2568.9 s.m.±)

PART 2
 (PROPOSED EASEMENT;
 IN FAVOUR OF PART 1
 AND PART 4)
 (389.7 s.m.±)

PART 4
 (PROPOSED EASEMENT;
 IN FAVOUR OF PART 1
 AND PART 2)
 (44.2 s.m.±)

PART 5
 (RETAINED LANDS)
 (BENEFITTING LANDS)
 (1627.2 s.m.±)

PIN 64034 - 0078 (LT)
 PLAN 59R-1803
 (No. 174)

PIN 64034 - 0076 (LT)

PIN 64034 - 0601 (LT)
 PART 2 PLAN 59R-14681

PIN 64034 - 0601 (LT)
 PART 2 PLAN 59R-14681

PIN 64034 - 0594 (LT)
 PART 3 PLAN 59R-14681

PART 1 PLAN 59R-14681

LEGEND & NOTES

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- C-L DENOTES CENTRELINE
- OUL DENOTES OVERHEAD HYDRO/UTILITY LINE
- HP DENOTES HYDRO/UTILITY POLE
- GM DENOTES GAS METER
- φ DENOTES DIAMETER
- ⊕ DENOTES POST & WIRE FENCE
- DENOTES RAIN WATER LEADER
- DENOTES RAIN WATER LEADER
- DENOTES CONCRETE
- DENOTES BOLLARD
- A DENOTES ARC
- N-NORTH; S-SOUTH; W-WEST; E-EAST
- ALL DIMENSIONS AND AREAS ARE APPROXIMATE

PROPERTY DESCRIPTION

PART OF BLOCK X
 PLAN 717
 TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA
 PIN 64034-0077(LT) & PIN 64034-0078(LT)

CAUTION

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FIELD WORK COMPLETED: OCTOBER 9, 2025

DATE: DECEMBER 9, 2025
 HAROLD D. HYDE
 ONTARIO LAND SURVEYOR

Harold Hyde

RASCH & HYDE LTD.
 Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
 DUNNVILLE, ONT. N1A 2X1
 (905-774-7188) (FAX 905-774-4000)
 (905-871-9757)

HAROLD D. HYDE O.L.S.
 SURVEY : 25-293 PS DRWN BY : J.H.
 SCALE 1 : 300

BOUNDARY NOTE

BOUNDARY INFORMATION HAS BEEN DERIVED FROM PLAN 18R-7988, REGISTRY OFFICE RECORDS, AND ACTUAL FIELD WORK.

METRIC NOTE

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

SURVEYOR'S SEAL

SKETCH

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