

Notice of Statutory Public Meeting

Town of Pelham Official Plan 2026

Date: Wednesday, May 13, 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>

Background

The Town of Pelham Official Plan was adopted by Council on May 21, 2025, following a comprehensive three-phase process that included a Conformity Review (2023), Draft Plan and Public Consultation (2024), and a Statutory Public Meeting and Adoption (2025).

Bill 23 (“More Homes Built Faster Act, 2022”) removed key upper-tier planning responsibilities from the Regional Municipality of Niagara, including authority over official plans, official plan amendments, subdivision approvals, and appeal functions. As a result, the approval authority for the Town of Pelham’s new Official Plan shifted to the Ministry of Municipal Affairs and Housing. This change occurred on March 31, 2025.

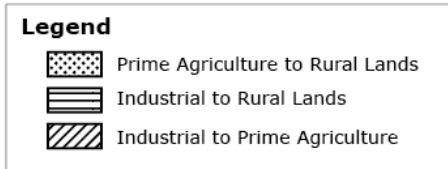
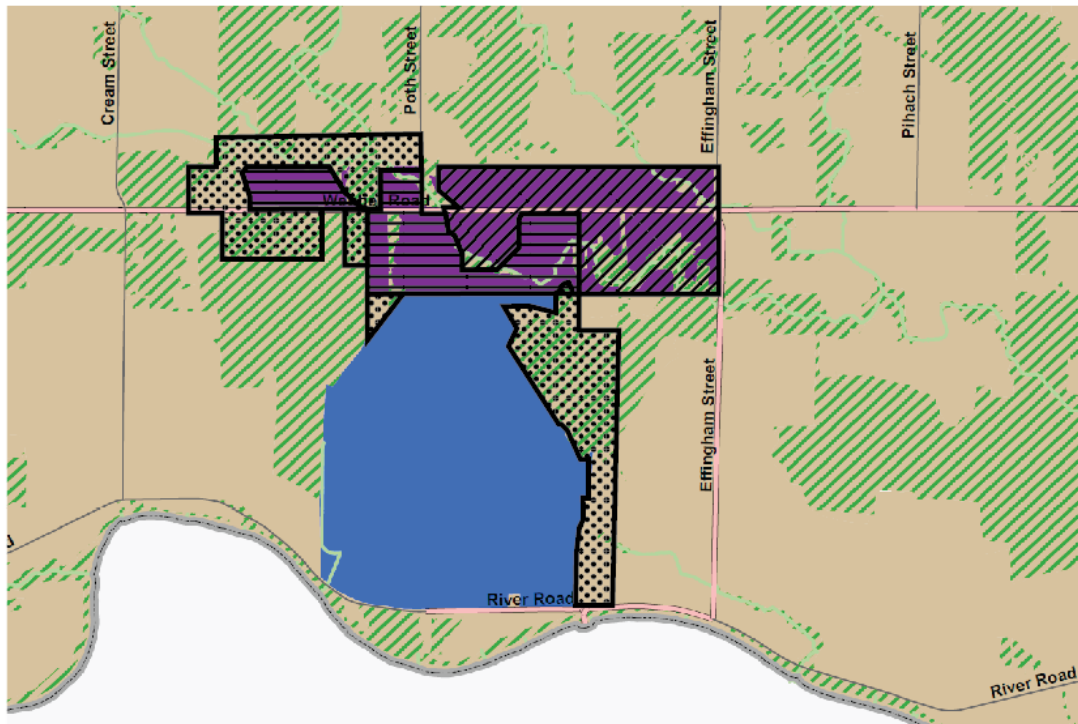
The Town of Pelham submitted its adopted Official Plan to the Province in early June 2025, and it was deemed complete on June 26, 2025.

On February 2, 2026, the Province provided comments requiring revisions to ensure full conformity with applicable provincial plans. As a result of these provincially directed changes, the Town has been advised that a further review under Section 26 of the Planning Act, including an additional statutory public meeting, is required. This process is being undertaken to address the required modifications and to comply with provincial direction.

Key highlights of the provincial changes include:

- New suggested wording for mineral aggregate policies to ensure conformity with appropriate provincial legislation;
- Re-working Section 9: Rural Area Land Use to ensure consistency with Provincial Plans in terms of language used and policies;
- Changes to complete application requirements, pre-consultation requirements and required studies;
- Introduction of additional policies in Section 4 to address wildland fire hazards and human-made hazards;
- Mapping to identify wildland fire hazard areas and gas well locations;
- Removal of Secondary Plans from the principal document;
- Changes for site plan requirements for urban design, and climate change initiatives to align with new Provincial policy guidance;
- Minor changes to schedules A and A1 to address legend terminology and highlight the Greenbelt Protected Countryside area and Rural Area;

- A number of minor wording, numbering, reference requirements and general minor revisions to better align with provincial policy, including verbatim inclusion of wording from various provincial documents (PPS, Greenbelt etc.) and;
- Re-designation of industrial lands surrounding the airport to align with the Niagara Official Plan designations in this location and appropriate policies in accordance with the following:



Your Input is Encouraged: The Town of Pelham would appreciate receiving your written and/or verbal comments regarding this file. 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, April 27, 2026** for inclusion in the public meeting agenda package c/o Deputy Town Clerk, Sarah Leach, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at SLeach@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 SLeach@pelham.ca before **12:00 p.m. on Friday May 8, 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 changes, as well as any additional information, may be obtained on the Town's website at www.pelham.ca/officialplanupdate or Town Hall by appointment after 12:00 PM on Friday, May 8, 2026.

Right to Appeal:

As this plan was prepared under Section 26 of the Planning Act, the decision of the Council of the Corporation of the Town of Pelham to adopt the Town of Pelham Official Plan is not subject to appeal.

Approval Authority Decision:

Pursuant to Section 17 of the *Planning Act*, the Official Plan adopted by Council will be forwarded to the Minister of Municipal Affairs and Housing, as the approval authority, for a decision.

Any person or public body that makes a written request to the approval authority to be notified of the approval authority's decision will be entitled to receive notice of that decision when it is made. Requests to be notified of the decision must include the name, address, fax number or email address of the requesting person or public body and be submitted to:

Regional Director, Central Region
Ministry of Municipal Affairs and Housing
777 Bay Street, 13th Floor
Toronto ON M7A 2J3
Tel: 416-585-7041
Fax: 416-585-6882

Dated at the Town of Pelham, this 23rd day of April, 2026.

Holly Willford
Town Clerk

Hybrid Public Meeting Procedures

The Town of Pelham is holding hybrid Public Meetings. A hybrid meeting involves a mixture of in-person and remote attendance/participation.

Notice of Public Meeting

A Notice of Public Meeting will be posted on the Town of Pelham website for all applications being heard by electronic meetings: <https://www.pelham.ca/news/> and on the Official Plan Update project page at <https://www.pelham.ca/business-building-development/official-plan-update/>

View the Meeting

The Public Meeting 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 Public Meeting. A recording of the meeting is also available on YouTube and the Town of Pelham website following the meeting.

Attendees are also welcome to view the meeting in person on the date, time and location prescribed on the Notice of Public Meeting.

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 Town Clerk by the date identified on the Notice of Public Meeting. You may also drop off written comments at Town Hall directly to the Clerk's Office or in the drop box. Written submissions may also be delivered in person to the Clerk's Office at Town Hall or deposited in the municipal drop box. Unless otherwise noted, all written submissions and any personal information contained therein form part of the public record and may be disclosed publicly. Individuals are encouraged to review the Town's Council Correspondence Policy for further information regarding the submission, handling, and public disclosure of correspondence.

Verbal Submissions – Remote Participation

Members of the public wishing to provide verbal comments remotely to the Town of Pelham during the public portion of the meeting are required to pre-register with the Town Clerk by telephone or email no later than the deadline identified in the Notice of Public Meeting.

Pre-registered participants will be provided with a Zoom link and password in advance of the meeting. Access details are intended for registered participants only and must not be shared. Zoom test meetings are available upon request; participants are encouraged to advise the Town Clerk of any technical or accessibility requirements at the time of registration.

Verbal Submissions – In-person Participation

Members of the public wishing to provide verbal comments during the public portion of the Public Meeting may attend in person at the date, time, and location identified in the Notice of Public Meeting. In-person participants who intend to speak are encouraged to pre-register with the Town Clerk by telephone or email to assist with the preparation of a speakers list. While pre-registration is preferred, it is not a requirement in order to speak at the meeting. Please note that all verbal submissions, regardless of the method of participation, are live-streamed and recorded.

More Information

For more information, please contact:

Town Clerk, 20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-980-6657 hwillford@pelham.ca

Deputy Clerk, 20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-980-6662 sleach@pelham.ca

For technical questions, please contact:
Lindsay Richardson, Policy Planner
905-980-6666 lrichardson@pelham.ca

Participant Process During Meetings

- Participants are encouraged to join the meeting 15 minutes in advance of the start time for the Public Meeting.
- Each participant will be provided a maximum of ten (10) minutes to speak and will be afforded one opportunity to address Council during the Public Meeting.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.
- 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, 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 meeting 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 meeting 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.