

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, September 8, 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>

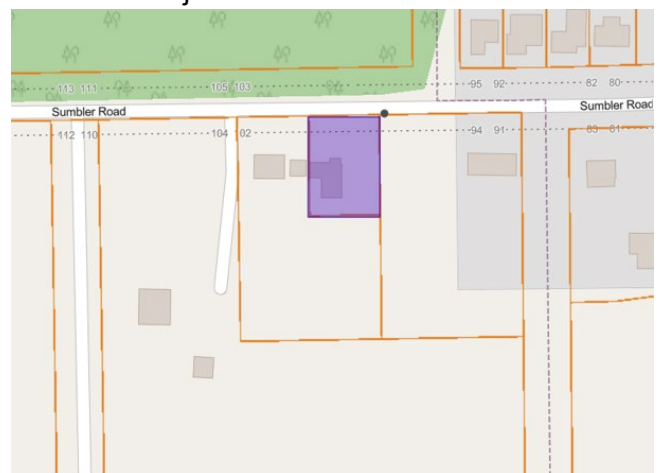
Under Section 45 of the *Planning Act, R.S.O. 1990*, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A8-2026P

Subject Lands: 96 Sumbler Road, Pelham

Legal Description: Part Lot 2, Concession 12,
Part 1 on 59R-4498

The subject land is located on the south side of Sumbler Road lying west of South Pelham Road, being Part Lot 2, Concession 12, Part 1 on 59R-4498, in the Town of Pelham



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Agricultural in accordance with Pelham Zoning By-law 4481(2022), as amended. Relief is sought to facilitate the construction of a single detached dwelling. The applicant is requesting relief from the following sections of the Zoning By-law:

Section 5.1.3 (Zone Requirements for a Single Detached Dwelling) “Minimum Interior Side Yard” - to permit a minimum interior side yard setback of 1.9 metres, whereas the By-law requires a minimum interior side yard setback of 8.0 metres; and

Section 5.1.3 (Zone Requirements for a Single Detached Dwelling) “Maximum Lot Coverage” - to permit a maximum lot coverage of 20%, whereas the By-law permits a maximum lot coverage of 10%.

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 August 25, 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 August 28, 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

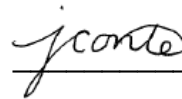
the Committee of Adjustments Decision. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

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:

Jodi Conte, 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



Jodi Conte, Secretary-Treasurer

Date of Mailing: August 19, 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 identified on the Notice of Hearing. You may also deliver written comments at Town Hall to the Secretary Treasurer or deposited in the 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 Committee during the public portion of the meeting are required to pre-register with the Secretary Treasurer by telephone or email no later than the deadline identified in the Notice of Public Hearing.

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 Secretary Treasurer 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 hearing may attend in person at the date, time, and location identified in the Notice of Public Hearing. In-person participants who intend to speak are encouraged to pre-register with the Secretary Treasurer 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.

COMMITTEE OF ADJUSTMENT

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



More Information

For more information please contact:

Jodi Conte, 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

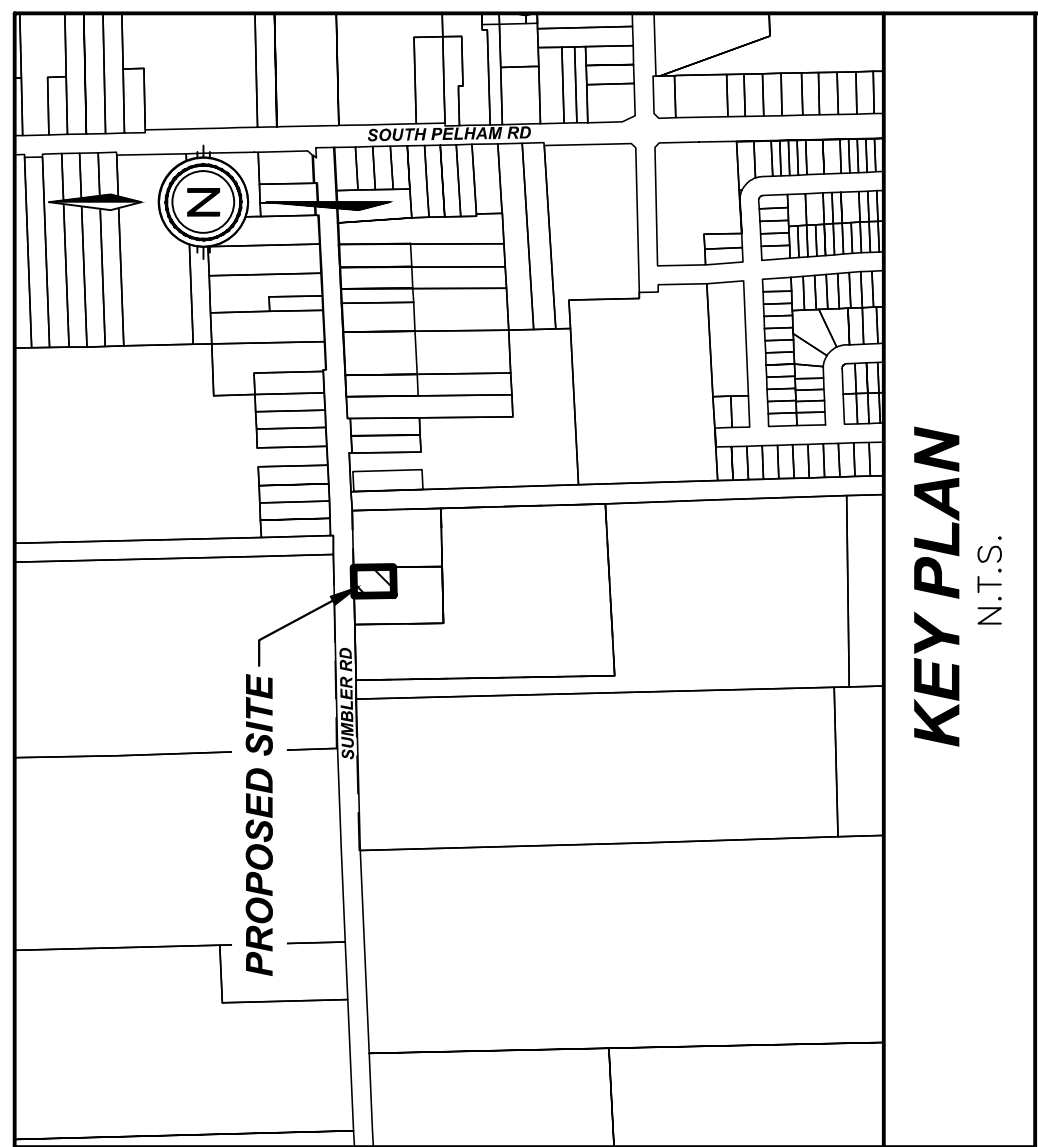
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Andrew Edwards, Planner
905-980-6666 | aedwards@pelham.ca

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.
- 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 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.



**PART OF LOT 2, CONCESSION 12
TOWNSHIP OF PELHAM
NOW IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA**

ZONING MATRIX		
PROVISION	ZONING (AGRICULTURAL A)	PROVIDED
ZONE REQUIREMENTS FOR A SINGLE DETACHED DWELLING ON AN EXISTING VACANT LOT OF RECORD		
MIN. LOT FRONTAGE	180m	29.87m
MIN. LOT AREA	0.4 ha	0.126 ha
MIN. FRONT YARD	8.0m	8.1m
MIN. INTERIOR SIDE YARD	8.0m	1.90m
MIN. CORNER SIDE YARD	8.0m	N/A
MIN. REAR YARD	15.0m	18.74m
MAX. BUILDING HEIGHT	12.0m	4.89m
MAX. LOT COVERAGE	10%	19.94%
MAX. DRIVEWAY WIDTH	6m or 50% of frontage, whichever is less	8.00m

SITE STATISTICS			
AREA	Hq.	% COVERAGE	
BUILDING <i>(includes covered porch & deck)</i>	0.025	19.84	
ROAD/DRIVEWAY/PARKING	0.006	4.76	
LANDSCAPING	0.095	75.40	
TOTAL	0.126	100.00	
UNITS			1
DEVELOPABLE AREA		0.126 Hq.	
DENSITY (UNITS/DEVELOPABLE AREA) PARKING SPACES REQUIRED (2 SPACES PER UNIT)		7.94/Hq.	2
PARKING SPACES PROVIDED			2

[illegible]