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

NOTICE OF PUBLIC HEARING

HEARING DATE: **Monday, December 7, 2026 at 4:00 pm**

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

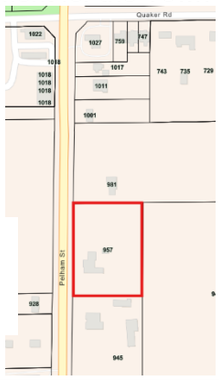
Virtual Participation: Zoom Webinar / Youtube Livestream

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: **A14-2026P**

Subject Lands: **957 Pelham Street (Part 2 on Sketch)**

Legal Description: Part Township Lot 237

The subject land is located on the east side of Pelham Street, lying south of Quaker Road, being Part Township Lot 237 in the Town of Pelham

Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned Agricultural (A) in accordance with Pelham Zoning By-law 4481(2022), as amended. Relief is sought to rectify zoning deficiencies as a result of a consent application (B11-2026P). The applicant is requesting relief from the following section(s) of the Zoning By-law:

Section 5.1.3 (Agricultural Zone) "Zone Requirements for a Single Detached Dwelling" - to permit a minimum lot frontage of 65m whereas the By-law requires a minimum lot frontage of 180m; and

Section 5.1.3 (Agricultural Zone) "Zone Requirements for a Single Detached Dwelling" - to permit a minimum interior side yard of 7.5m whereas the By-law requires a minimum interior side yard of 8m.

This application is being considered concurrently with Consent File B11-2026P and Minor Variance File A13-2026P.

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 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 November 25, 2026**. If the 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 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 Secretary-Treasurer by sending an email to the email address noted below before 12:00pm noon on December 3, 2026**. Zoom webinar registration information and procedure will be provided. **To provide verbal comments in person at the hearing, pre-**

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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:

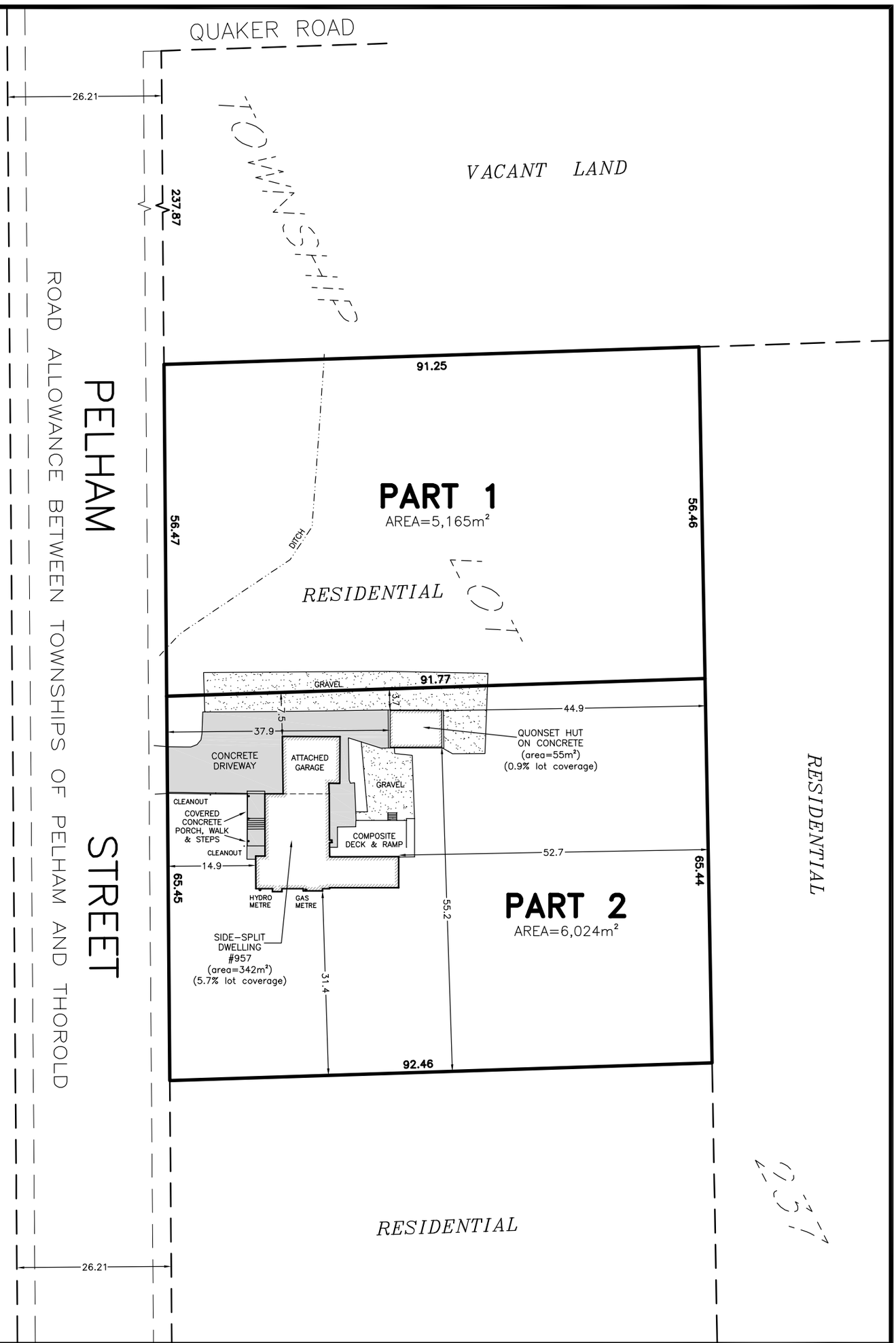
Jodi Conte, Secretary-Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-641-7158 jconte@pelham.ca

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

jconte

Jodi Conte, Secretary-Treasurer

Date of Mailing: November 13, 2026



SKETCH

PREPARED FOR CONSENT APPLICATION

PART OF LOT 237

GEOGRAPHIC TOWNSHIP OF THOROLD

IN THE

TOWN OF PELHAM

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 800 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.

DO NOT SCALE FROM THIS DRAWING.

ALL MEASUREMENTS ARE +/- MEASUREMENTS.

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Nov 4, 2026
DATE

D.G. Chambers
DONALD G. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD

12 THOROLD ROAD EAST
WELLAND ONTARIO
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