

**OPEN HOUSE**  
**Town of Pelham Housekeeping Zoning By-law Amendment,**  
**2025**

**Date:** Thursday, November 6, 2025  
1 pm to 3 pm and 5 pm to 7 pm

**Place:** This meeting is being held in-person at Town Hall, Council Chambers, 20 Pelham Town Square, Fonthill

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The Town of Pelham is initiating a Zoning By-law Amendment to address several housekeeping items that have been identified as needing to be addressed in the Comprehensive Zoning By-law 4481 (2022). Changes are proposed to:

**Section 2: Definitions:** Comprehensive updates, including new and revised definitions (e.g., Agricultural Use, Additional Residential Units, Hoop House, Pre-fabricated Shipping Container, Lot Coverage, Vehicle Fuel Station), and alignment with Provincial Planning Statement terminology.

**Section 3: General Provisions:** Substantive revisions to provisions regarding agricultural-related uses, on-farm diversified uses, home occupations, home industries, shipping containers, encroachments, established building lines, food trucks, additional needs housing, non-complying buildings, setbacks, recreational vehicle storage, swimming pools, temporary uses, and environmental protection regulations.

**Section 4: Parking:** Updated standards for parking calculation, driveway entrances, and acceptable parking surface materials, including requirements for low-impact development.

**Section 5: Agriculture:** Separation of Hoop Houses from Commercial Greenhouse and new regulations specific to a hoop house use and the removal of site plan control in the greenbelt natural heritage system.

**Section 8: Commercial Zones**  
Expanded permitted uses to include veterinary clinics and vehicle service stations in certain zones, and clarified regulations for apartment and townhouse dwellings.

**Section 9: Other Zones**  
Updates to the Institutional Zone, including alignment with the updated definition of "Institutional Use" and a review of permitted uses.

Residents are invited to attend this informal open house, which provides an opportunity to speak with staff and voice any questions, comments, or concerns about the proposed changes.

To follow along with this process, visit the Town of Pelham Website for updates at [www.pelham.ca/houseskeeping2025](http://www.pelham.ca/houseskeeping2025)

Comments may be provided verbally and/or as a written submission. Written comments should be submitted prior to Sunday, November 30, 2025, by regular mail or email to the:

**Policy Planner, Town of Pelham**  
**20 Pelham Town Square, P.O. Box 400, Fonthill, Ontario L0S 1E0**  
Email: [lrichardson@pelham.ca](mailto:lrichardson@pelham.ca)

**A statutory public meeting under the Planning Act is to be held on November 12, 2025 to present information and receive further public comments. Notice of the statutory public meeting will be provided separately.**