

Minutes

Meeting #: PCOW-04/2019
Date: Monday, May 13, 2019
Time: 6:30 PM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Marvin Junkin, Mike Ciolfi, Lisa Haun, Bob Hildebrandt,
Ron Kore, Marianne Stewart, John Wink

Staff Present: Barbara Wiens, Curtis Thompson, Holly Willford

Media: Applicants and interested parties

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 6:30 p.m.

2. Adoption of Agenda

Moved By Marianne Stewart

THAT the agenda for the May 13th, 2019 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Planning Act Application: OP-AM-03-18, AM-03-18 & 26T19-02-18

The Mayor read into the record the Notice Requirements regarding this application.

4.1 Planning Report

4.1.1 Information Report – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Application (26T19-02-18; OP-AM-03-18; & AM-04-18)

In response to a question regarding the Demonstration Plan compliance for this application, Mr. Thompson indicated the comments received from a resident with respect to this matter were vague. Mr. Thompson, however, indicated Town staff are working with the

applicant to ensure the draft plan will be consistent with the Demonstration Plan.

Ms. Wiens, Director of Community Planning & Development, further indicated the resident concern relates to a Development Group Agreement. Ms. Wiens indicated there is a policy for a Developer Group Agreement, however at this time there has not been any request for a said agreement.

Additional information regarding the reduced yard setbacks with respect to the application was requested. Mr. Thompson indicated reduced yard setbacks are very common with this type of development. The reduced setbacks are to allow for the density requirements dictated by the province.

Concerns regarding traffic speeds along Port Robinson Road were voiced. In response, Ms. Wiens stated the application has been circulated to the police and the Town has not received any comments at this time.

In response to a follow-up query relating to traffic, Ms. Wiens stated Port Robinson Road is designated as a collector road and has been developed with parameters to ensure it has the ability to carry more traffic.

Further information regarding parking within the subdivision, Ms. Wiens indicating that parking for a single detached dwelling is one car per unit and town homes is one car for the dwelling and an additional .5 spaces for visitor parking. Ms. Wiens advised the applicant is not seeking a variance for the parking.

It was noted that the plan depicts secondary dwelling units and it was asked if the Planning department knew how many secondary dwellings would be added. In response, Ms. Wiens indicated any secondary dwelling units would require approval and would be required to provide for additional parking.

In response to a request by a Councillor, Ms. Wiens indicated her department would be reaching out to the resident who submitted comments to seek further clarification, and that the recommendation report would address any and all concerns voiced by residents.

Moved By John Wink

THAT Committee receives this Department of Community Planning & Development Report for information as it pertains to file numbers 26T19-02-18, OP-AM-03-18 & AM-04-18;

AND THAT, Committee directs Planning staff to prepare the *Recommendation Report* on this topic for Council's consideration based on the applicant's final submission.

Carried

4.2 Applicant's Presentation

Jennifer Vida, Planner from Upper Canada Consultants, made a presentation in regards to the subject application, a copy of which is available upon request in the Clerks office.

The presentation, included, but was not limited to the following:

- Provided an overview of the proposed development
- Indicate the application would provide for public road connections and future road connections
- Stated comments received from commenting agencies are generally supportive
- Indicated the applicant has been attempting to work with neighbours which have voiced concerns, specifically with Mr. Larmour
- Stated in her professional opinion she believes the application is thoughtful and good land use planning

Ms. Vida, in response to a Council question, indicated that the application has been submitted under the current provincial requirements and that the proponents are not expecting to alter the plans significantly in terms of new provincial legislation.

Moved By Bob Hildebrandt

THAT Committee receive the presentation materials submitted by the applicant for information as it pertains to Files OP-AM-03-18, AM-03-18 & 26T19-02-18.

Carried

4.3 Public Input

4.3.1 Correspondence Submitted from Public

4.3.1.1 Hummel Properties Inc.

Moved By Lisa Haun

THAT Committee receive the Correspondence submitted by Hummel Properties Inc. regarding Official Plan Application OP-AM-03-18, Zoning by-law

Amendment AM-03-18 and Draft Plan of Subdivision 26T19-02-18 (Hert Inc.); and

THAT the correspondence be referred to staff for consideration in preparation of the recommendation report relating to the applications.

Carried

4.3.1.2 Craig and Kelly Larmour

Moved By Ron Kore

THAT Committee receive the Correspondence submitted by Craig and Kelly Larmour regarding Official Plan Application OP-AM-03-18, Zoning by-law Amendment AM-03-18 and Draft Plan of Subdivision 26T19-02-18 (Hert Inc.); and

THAT the correspondence be referred to staff for consideration in preparation of the recommendation report relating to the applications.

Carried

4.3.2 Public Input - Persons Present: None.

4.4 Committee Input

One Councillor stated a final preference to see other alternatives to the development, having a dislike for the proposed setback reductions. Ms. Wiens echoed Mr. Thompson's comments that development standards have been reduced by provincial legislation, and that the standards in the Town's Zoning By-law do not allow development to meet those provincial density requirements.

5. Adjournment

Moved By Mike Ciolfi

THAT this Special Committee of the Whole, Public Meeting Under the Planning Act, be adjourned.

Carried

Mayor: Marvin Junkin

Deputy Clerk: Holly Willford