

## Minutes

Meeting #: PCOW-03/2019  
 Date: Monday, March 11, 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  
 (electronic participation), Ron Kore, Marianne Stewart,  
 John Wink

Staff Present: Teresa Quinlin, Nancy Bozzato, Barbara Wiens, Shannon  
 Larocque

Media: Applicants and interested citizens

### 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** Mike Ciolfi

**THAT the agenda for the March 11th, 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

There were no pecuniary interests disclosed by any of the members present.

### 4. Planning Act Application:

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

#### 4.1 Planning Report

##### 4.1.1 Planning Department Presentation

##### 4.1.2 Information Report for Draft Plan of Subdivision (Martin's Nest) and Zoning By-law Amendment Applications (File Nos. 26T19-01-2019 & AM-02-19)

Ms. Shannon Larocque provided an overview of the application before Council. A copy is available through the Clerk.

**Moved By** Ron Kore

**THAT, Committee receives this Department of Community Planning and Development report for information as it pertains to File Nos. 26T19-01-2019 & AM-02-19 relating to Martin's Nest Draft Plan of Subdivision, together with the Planning Department presentation;**

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

**Carried**

#### **4.2 Applicant's Presentation**

Ms. S. Smyth, as agent for the applicant, presented additional information regarding the application. A copy of the presentation is available through the Clerk.

**Moved By** Lisa Haun

**THAT Committee receive the presentation materials submitted by the applicant for information as it pertains to File 26T-01-2019 and AM-02-19.**

**Carried**

#### **4.3 Public Input**

Bill Heska, expressed concern about parking given this is in close proximity to Port Robinson Road and he wondered where the snow will be stored. This being a main entrance on Port Robinson Road and he was concerned about congestion, noting this will go from one house to six. He suggested this proposal does not consider accessibility.

Ms. Larocque noted that the development meets the zoning requirements, with one parking space available in the garage and one in the driveway. Ms. Wiens noted that snow removal and storage will be reviewed and addressed in the recommendation report. There is adequate space for movement of vehicles, snow removal and snow storage at this location.

**Moved By** John Wink

**THAT Committee receive the information presented by members of the public relating to the subject applications, as follows:**

**Bill Heska**

**Carried**

#### **4.4 Committee Input**

On a question on style of townhouse, Ms. Wiens advised that the end units will be one storey and the centre units will be 1.5 storeys. The zoning by-law amendment does not contemplate a second dwelling unit. The roofs are all connected and the dividing wall between the units is common while meeting the fire and building code requirements, a common wall being typical for townhouse units.

### **5. Planning Act Application:**

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

#### **5.1 Planning Report**

##### **5.1.1 Planning Department Presentation**

##### **5.1.2 Information Report for Zoning By-law Amendment Application – River Estates Phase 2 (File No. AM-03-19)**

Ms. Shannon Larocque provided an overview of the application before Council. A copy is available through the Clerk.

**Moved By** Marianne Stewart

**THAT, Committee receives this Department of Community Planning and Development report for information as it pertains to File No. AM-03-19 relating to River Estates Phase 2 Draft Plan of Subdivision, together with the Planning Department presentation;**

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

**Carried**

#### **5.2 Applicant's Presentation**

No one was present on behalf of the application.

#### **5.3 Public Input**

No one present in the gallery spoke to this application.

#### **5.4 Committee Input**

Councillor Kore's questions relating to the application were all addressed.

6.     **Adjournment**

**Moved By** John Wink

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

**Carried**

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Mayor: Marvin Junkin

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Town Clerk: Nancy J. Bozzato