

Committee of the Whole Meeting

Minutes

Meeting #: PCOW-01/2020
Date: Monday, February 10, 2020
Time: 5:30 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: Holly Willford, Barbara Wiens, Shannon Larocque

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 5:30 pm.

2. Adoption of Agenda

Moved By Councillor Bob Hildebrandt

THAT the agenda for the February 10th, 2020 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: AM-08-19 - 1409 Station Street

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

4.1 Planning Report

4.1.1 Information Report - Application for Zoning By-law Amendment - 1409 Station Street, 2020-0011-Planning

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

A Member requested information regarding the original proposed road. In response, Ms. Wiens Director of

Community Planning and Development indicated the Secondary Plan included a Demonstration Plan, which contemplated a road and lot fabric with a vision for the East Fonthill area. Ms. Wiens further advised the Town's policies speak to development being consistent with the Demonstration Plan and for the need of a Developers Group Agreement. The Developers Group Agreement is to deal with items such as shared access, benefiting property owner to access and service lands efficiently.

A Member asked if the Town adheres to the plan would a small developer lose value by having a smaller development. In response, Ms. Wiens indicate it is conceivable that a developer could lose value, however stated it is important to look at the land in the totality and not on lot to lot basis. Further Ms. Wiens indicated this has been the challenge and the Planning Department are encouraging developers to come together and work together efficiently to use the lands.

The Member asked if parking would be allowed on Summersides Boulevard. In response, Ms. Wiens indicated on street parking would be permitted. She indicated this would be known once the Town knows where the streets and intersection will be.

A Member asked when the Secondary Plan for East Fonthill was developed. In response, Ms. Wiens indicated the plan was developed over many years, being adopted in 2012 and approved by the Region in 2014. The Member stated the plan has been in place for six year and the applicant, having purchased the property in the last year or so would have bought the lands knowing of the demonstration plan. In response, Ms. Wien indicated she cannot speak on the applicants behalf however this information was made available.

Moved By Councillor Marianne Stewart

THAT Committee receive Report #2020-11 for information as it pertains to 1409 Station Street (File no. AM-08-19) and recommend to Council:

THAT Council direct Planning staff to prepare the Recommendation Report on this application for consideration.

Carried

4.2 Applicant's Presentation

Mr. Peter Colosimo, the Planning Consultant for the applicant made a verbal presentation. Mr. Colosimo indicated the applicant started the development process with a pre consultation with Town staff in 2018 and purchased the lands

April 2018. Mr. Colosimo indicated the applicant attempted to work with the lands to the north to submit a joint plan of subdivision however, this did not come to fruition. He stated his client is aware of the conformity issue with the Demonstration Plan, however believes at this point the applicant is only request clarity as to the zoning, to clarify the land use. He further stated the applicant is requesting a holding provision, being a development control. Mr. Colosimo indicated concept plans have been provided to illustrate the maximum development, which would be possible on site. He stated the only conform issue with the Demonstration Plan is the placement of the road and stated the roads do not affect the zoning of the lands.

Moved By Councillor John Wink

THAT Committee Receive the applicant's presentation for information.

Carried

4.3 Public Input

William Heikoop from Upper Canada Consultants indicated he submitted correspondence on behalf of his client, Mountainview Homes. Mr. Heikoop indicated his client has two main objections being the exclusion of the north / south road, which were identified in the East Fonthill Secondary Plan and Demonstration Plans. Mr. Heikoop stated in his opinion the demonstration plans provided by the applicant do not satisfy the Secondary Plan Policies, as these two connections have been ignored. He stated this change has a large impact on the surrounding properties and ability to conform with the Secondary Plan. Mr. Heikoop stated his client understand the applicant wishing to move forward with development however noted his client as well wishes to move forward with development.

Bill Heska indicated he is concerned about pedestrian and bicycle safety on Summersides Blvd. Mr. Heska further indicated he is concerned about the density within the proposed development. He suggested access could be from Station Street. Further, Mr. Heska indicated he has concerns about on street parking and parking within the development.

James Webb commended the Town on adopting a plan like the Town's East Fonthill Secondary Plan. He stated the plan is very detailed and a variety of consultants input into the study. Mr. Webb indicated he is concerned that the application presented does not conform to the Secondary Plan but not meeting the fundamentals of the Demonstration Plan. Mr. Webb stated in his opinion the application is premature.

Stephen Kaiser stated acts on behalf of the owner at 1419 and 1423 Station Street. Mr. Kaiser indicated he was part of the East Fonthill Secondary Plan process almost ten years ago. Mr.

Kaiser stated the applicant’s proposal does not comply with the Demonstration Plan. He stated his clients has attempted to work with the applicant for two years to submit a joint project without success. Mr. Kaiser stated the proposal is not consistent with the Demonstration Plan and that the Secondary Plan should be the guideline for development within the area.

Moved By Councillor Bob Hildebrandt

THAT Committee receive the written correspondence from:

- 1. Randy Zwierschke and Marleah Proulx;**
- 2. Bill Heska;**
- 3. Upper Canada Consultants; and**
- 4. Webb Planning Consultants.**

AND THAT Committee receive any verbal presentations made by the public.

Carried

4.4 Committee Input: None.

5. Planning Act Application: AM-09-2019 - 695 Quaker Road

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

5.1 Planning Report

5.1.1 Zoning By-law Amendment - 695 Quaker Rd (AM-09-19) - Information Report, 2020-0012-Planning

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

A Member asked if the original dwelling on the lands will remain. In response, Ms. Wiens indicated the original dwelling will remain.

A Member asked if this development is approved, will this set a precedent. In response, Ms. Wiens indicated all applications submitted must be reviewed and looked at independently. The Member stated he was concerned with development and where the community is going with development. In response Ms. Wiens indicated development within the urban boundary protects the agricultural land and minimizes urban sprawl. Ms. Wiens further advised the Town must comply with the Provincial Policy Statement and municipal Official Plans. The Member asked Ms. Wiens if similar developments occur in Niagara-on-the-Lake. In response, she advised similar developments do occur in Niagara-on-the-Lake.

A Member indicated he was concerned the application is going forth piecemeal and requested a comprehensive plan. In response, Ms. Wiens explained the application process with regards to this application. The Member stated he was concerned the development would remain vacant for some time. Ms. Wiens stated development can take several years to take place.

Moved By Councillor Mike Ciolfi

THAT Committee receive Report # 2020-0003-Planning for information as it pertains to Zoning By-law Amendment application file No. AM-09-19 – 695 Quaker Road and recommend to Council:

THAT Planning staff be directed to prepare the Recommendation Report for consideration of adopting the Zoning By-law Amendment.

Carried

5.2 Applicant's Presentation

Miles Weekes from A.J. Clark and Associates indicated he represents the applicant. He indicated he would be available to answer questions.

A Member asked if the development would be townhouses. In response, Mr. Weekes indicated this application is to facilitate land consolidation to the south and that no immediate plans for development are in place.

Moved By Councillor Ron Kore

THAT Committee Receive the applicants presentation for information.

Carried

5.3 Public Input

William Heikoop from Upper Canada Consultants indicated he represents the land owner behind the subject lands. He stated the applicant is working to consolidate more lands for a larger development which will utilize the requested storm water outlet. He indicated he believed this development will benefit everyone on Quaker Road.

5.4 Committee Input: None.

6. Adjournment

Moved By Councillor Marianne Stewart

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

Carried

Mayor: Marvin Junkin

Deputy Clerk: Holly Willford