Committee of the Whole Meeting

Minutes

Meeting #:	PCOW-04/2020 Public Meeting Under the Planning Act
Date:	Monday, August 10, 2020
Time:	4:00 PM
Location:	Town of Pelham Municipal Office - Council Chambers 20 Pelham Town Square, Fonthill
Members Present:	Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Marianne Stewart, John Wink
Staff Present:	Nancy Bozzato, Holly Willford, Barbara Wiens, Shannon Larocque
Media:	Authorized Agents, preregistered members of the public and members of the public viewing via live-stream.

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 4:18 pm.

Ms. Holly Willford, Deputy Clerk read opening remarks regarding the Zoom Webinar meeting and procedures for public participation.

2. Adoption of Agenda

Moved By Councillor Lisa Haun

THAT the agenda for the August 10, 2020 regular meeting of Committee be adopted.

For (6): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Marianne Stewart, and John Wink

Carried (6 to 0)

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-01-20 - 1307 Haist Street

The Deputy Clerk read into the record the Notice Requirements regarding this application.

4.1 Planning Report

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

A Member asked if this type of development is the future of the community. The Member indicated residents purchased their

properties not expecting this. He indicated he felt this is unfair. In response, Ms. Barbara Wiens, Director of Community Planning and Development indicated the Town is obligated to process development applications and that the decision lays with Council. Ms. Wiens indicated planning policies for the Town, Region and Province provide opportunities for redevelopment, infill and intensification. She stated she cannot speak to the future of potential development applications however indicated the Town cannot guarantee to residents who purchases properties that Council will not approve development applications in the future.

4.1.1 Information Report - Application for Zoning By-law Amendment 1307 Haist Street, 2020-0117-Planning

Moved By Councillor Ron Kore

THAT Committee receive Report #2020-117 for information as it pertains to 1307 Haist Street (File no. AM-05-20) and recommend to Council:

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

For (6): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Marianne Stewart, and John Wink

Carried (6 to 0)

4.2 Applicant's Presentation

Mr. Matt Kernahan, Agent from Upper Canada Consultants, indicated he would provide Council with some of the developments highlights. Mr. Kernahan stated the applicant has submitted an application to permit redevelopment of townhouses. Mr. Kernahan indicated the proposed dwellings would be bungalows, each with double car garages and parking for two vehicles within each driveway. He stated the development would be minor intensification for the neighbourhood and that the proposal was a high quality urban design. Mr. Kernahan stated the development would not have negative affects to the current neighbourhood and that the proposal would provide affordable housing to the community.

Mr. Kernahan indicated he has had the opportunity to review the public's comments and in response would advise the townhomes have been designed to fit in with the current neighbourhood. In addition, he indicated the proposal is a minor intensification and that the proposal is supported by planning policies. With respect to accessory dwelling units, Mr. Kernahan indicated this is strongly encouraged. Mr. Kernahan indicated the concerns regarding the proposal being for short or long term accommodation was not the subject of this proposal, rather building forms is. Mr. Kernahan indicated he believes there is

sufficient parking for the development and that the proposal provides more parking than required. Mr. Kernahan further indicated that the proposal will not raise safety concerns and that Town staff have been circulated and have not flagged any safety issues.

Moved By Councillor Marianne Stewart

THAT Committee Receive the applicants presentation for information.

For (6): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Marianne Stewart, and John Wink

Carried (6 to 0)

4.3 Public Input

Mr. Jessie Cardinale, representative on behalf of Jordanna Cardinale indicated the proposal backs onto their home and they are concerned with trees being removed. In addition, they are concerned about property values if the proposed homes are rented. Lastly, Mr. Cardinale indicated he was concerned about safety and sight lines.

Ms. Natalie Repchull indicated that she is concerned about the tree canopy and is concerned about safety. Ms. Repchull indicated many children walk or cycle to school and is concerned about the children's safety. In addition, she indicated she is concerned with the safety of seniors walking in the area. She further stated she is concerned about where the residents of the homes and accessory units would park their vehicles.

Ms. Kathryn Sisler indicated when she and her husband looked for homes they looked all over the Niagara Region however settled in Pelham as they loved the look at feel of the Town. She indicated they loved the deep setbacks and trees in the area. Ms. Sisler indicated she and her husband were surprised the development proposal was for 6 units. Ms. Sisler indicated she went house to house talking to neighbours and has 90 signatures on a petition.

Ms. Sisler presented a power point presentation to Council outlining her major concerns, including: conformity with planning policies and safety. A copy of this power point presentation is on record with the Clerk.

Ms. Willford indicated she checked the clerks@pelham.ca e-mail address at 5:20pm and that no emails regarding the application had been submitted. Ms. Willford closed the public portion of the meeting.

Moved By Councillor Bob Hildebrandt

THAT Committee receive the written correspondence from those individuals noted on the Agenda for information:

AND THAT Committee receive the verbal presentations by the following pre-registered members of the public:

1. Jordanna Cardinale
2. Natalie Repchull
3. David and Kathryn Sisler

AND THAT Committee receive any e-mail submissions made by the public to clerks@pelham.ca during the meeting live.

For (6): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Marianne Stewart, and John Wink

Carried (6 to 0)

4.4 Committee Input

A Member asked if the applicant would be willing to exclude the request to allow for accessory units from the application. In response, Mr. Kernahan indicated he could discuss this with the applicant.

A Member asked if the trees mentioned by the public would be removed. In response, Mr. Kernahan indicated it is likely trees would be removed. A different Member indicated the removal of trees may improve safety and sightlines.

A Member asked if the grading will be redone to match adjacent properties. In response, Mr. Kernahan indicated a lot grading plan will be done and that the grading is normally required to blend into the adjacent properties.

Mr. Kernahan indicated he would like to make a point of clarification and that the setbacks requested are from the lot line and not from the curb of the street. He indicated the lot line is about 6m from the curb. The Mayor thanked him for the clarity.

A Member asked if the proposal from Upper Canada Consultants is simply an opportunity to make money. The Member indicated she found the proposal distasteful. In response, Ms. Wiens indicated Upper Canada Consultants is the agent acting for the applicant who is a local developer.

5. Adjournment

Moved By Councillor John Wink

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

For (6): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Marianne Stewart, and John Wink

Carried (6 to 0)

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Mayor: Marvin Junkin

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Deputy Clerk: Holly Willford