

Committee of the Whole Meeting

Minutes

Meeting #: PCOW-06/2021
Date: Tuesday, October 12, 2021
Time: 5:30 PM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore,
Wayne Olson, Marianne Stewart

Staff Present: Holly Willford, Sarah Leach, Barbara Wiens, Kenny Ng

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.

1.1 Land Recognition Statement

The Mayor read the Pelham Land Recognition Statement into the record.

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

2. Adoption of Agenda

THAT the agenda for the October 12, 2021 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

Amendment:

Moved By Councillor Wayne Olson

THAT the agenda be amended to include item number 4.2.1.

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

Carried (6 to 0)

Main Motion as Amended:

Moved By Councillor Ron Kore

THAT the agenda for the October 12, 2021 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as amended.

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

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-05-2021 - Saffron Estates Phase 1 & 2 and River Estates Phase 2 Subdivisions

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

4.1 Planning Report

Mr. Kenny Ng, Town Planner provided an overview of the application before Council. A copy is available through the Clerk.

4.1.1 Zoning By-law Amendment (AM-05-2021) Saffron Meadows Phase 1 and 2 and River Estates Phase 2 - Information Report, 2021-0172-Planning

4.2 Public Input

Ms. Leach, Deputy Clerk checked the clerks@pelham.ca email address at 5:44pm and confirmed that no emails had been received and the public portion of the meeting was officially closed.

Written Public Comments

4.2.1 Ken Gonyou, Mountainview Building Group

4.3 Committee Input

A Member of Council asked why the deficiencies were not identified prior to building permit issuance and construction. Mr. Kenny Ng, Town Planner, responded that the townhouse blocks conform to the lot frontage requirement. He further explained that during the part lot control application and creation of townhouse units, deficiencies were discovered. Mr. Ng stated that the proposed Zoning By-law Amendment will serve to rectify any deficiencies and interpretation issues.

Ms. Barbara Wiens, Director of Planning and Development, explained that at building permit stage it is one block of land where a number of townhouse units could be constructed. Ms. Wiens further explained that at building permit stage, the requirements of the Zoning By-law were met with respect to setbacks. Ms. Wiens indicated that dividing lines are created during the part lot control stage, after the building is constructed, there is an unintentional non-compliant situation arising. Ms. Wiens stated the intent of the housekeeping amendment to rectify the existing non-compliant situation.

In response, a Member expressed that the process appeared nonsensical. Ms. Wiens explained that for street townhouses and semi-detached units, the dividing lot line is not created until after the unit is constructed through a part lot control by-law. Ms. Wiens clarified that through the amendment, nothing is physically changing on the ground.

A Member asked for clarification on how a sight line can change once you draw dividing lot lines. Ms. Wiens explained that in this circumstance, the sight line is not changing. She further explained that the Committee of Adjustment approved a variance to reduce the exterior side yard setback. She explained that the sight line is not changing because there are wide boulevards at this location. The actual encroachment is within a corner of the sight line but does not impact the view because of the wide boulevard.

4.4 Presentation of Resolutions

Moved By Councillor Marianne Stewart

THAT Committee receive Report # 2021-0172 for information and recommend to Council:

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

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

Carried (6 to 0)

Moved By Councillor Bob Hildebrandt

THAT Committee receive the written correspondence as listed on the agenda.

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

Carried (6 to 0)

5. Planning Act Application: AM-06-2021 - 588 Chantler Road

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

5.1 Planning Report

Mr. Kenny Ng, Town Planner provided an overview of the application before Council. A copy is available through the Clerk.

**5.1.1 Zoning By-law Amendment (AM-06-2021) 588
Chantler Road - Information Report, 2021-0170-
Planning**

5.2 Applicant's Presentation

The Applicant, Ms. Sonneveld expressed support of the staff report and recommendation.

5.3 Public Input

Ms. Leach, Deputy Clerk checked the clerks@pelham.ca email address at 5:59pm and confirmed that no emails had been received and the public portion of the meeting was officially closed.

5.4 Committee Input

The Committee provided no comments.

5.5 Presentation of Resolutions

Moved By Councillor Lisa Haun

THAT Committee receive Report # 2021-0170 for information and recommend to Council:

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

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

Carried (6 to 0)

Moved By Councillor Wayne Olson

THAT Committee receive the applicants presentation for information.

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

Carried (6 to 0)

6. Adjournment

Moved By Councillor Bob Hildebrandt

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, Wayne Olson, and Marianne Stewart

Carried (6 to 0)

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach