

COMMITTEE OF THE WHOLE MINUTES

Meeting #: SCOW-01/2022 - DC Public Meeting
Date: Monday, February 7, 2022
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
John Wink

Staff Present: David Cribbs
Bob Lymburner
Jason Marr
Teresa Quinlin-Murphy
Vickie vanRavenswaay
Barbara Wiens
Sarah Leach
Holly Willford
Charlotte Tunikaitis

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 4:32 p.m.

1.1 Land Recognition Statement

Councillor Kore read the Land Recognition Statement into the record.

2. Adoption of Agenda

THAT the agenda for February 7, 2022 Special Meeting of Committee be adopted, as circulated.

Amendment

Moved By Wayne Olson

THAT the agenda be amended to include the addendum item number 4.3.1.

For (7): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Wayne Olson, Marianne Stewart, and John Wink

Carried (7 to 0)

Main Motion as Amended:

Moved By Wayne Olson

THAT the agenda for the February 7, 2022 Special Meeting of Committee, be adopted as amended.

For (7): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Wayne Olson, Marianne Stewart, and John Wink

Carried (7 to 0)

3. Disclosure of Pecuniary Interest and General Nature Thereof

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

4. Public Meeting Under the Development Charges Act

4.1 Opening Remarks

The Clerk read into the record the Opening Remarks regarding the Development Charges Public Meeting, pursuant to the *Development Charges Act*.

4.2 Overview by Watson & Associates Economists Ltd.

Mr. Byron Tan presented information regarding the 2022 Development Charges update study.

A copy of the Background Study has been published in accordance with the Act and available on the municipal website or through the Clerk.

Mr. Tan stated that the Development Charges Update is not proposing to change or add services not previously considered in 2018.

4.3 Public Input

Mr. Mark Shoalts stated that he is representing the Pelham Greenhouse Growers Group. Mr. Shoalts stated that the Pelham Greenhouse Growers Group was not consulted regarding the enactment of By-law 4117(2019) being a by-law requiring site plan control for greenhouses within the Town of Pelham. Mr. Shoalts indicated that this by-law attempts to regulate the cannabis industry with respect to elements under the Town's control. Mr. Shoalts expressed concern that hoop houses share the classification of a greenhouse. He indicated that this classification introduces the argument for including other structures into the building permit framework that are not currently considered. He further stated that hoop houses should not be subject to building permits or site plan control.

Mr. Shoalts stated that site plan control will have a huge impact on one of the biggest industries in the Town. He stated that the implementation of development charges would guarantee the end of nursery expansion using hoop houses. He noted that development charges could exceed 35% of the cost of a greenhouse which would have a significant impact.

Mr. Shoalts indicated that although hoop houses are not explicitly included in the development charges by-law, they are also not excluded. He expressed concern that hoop houses may be included in the future. Mr. Shoalts stated that the Town has excluded hoop houses from the definition of agricultural use in other by-laws. Mr. Shoalts questioned the classification of a hoop house, if not an agricultural use.

Mr. Shoalts stated that attempting to levy development charges on hoop houses exposes the by-law to challenge. He indicated that provincial law mandates that development charges only be imposed upon development that requires increased capital spending to maintain the same level of service. He further indicated that hoop houses pose no burden to the Town and that there is no difference in impact of growing nursery flowers in the open or within a hoop house. Mr. Shoalts explained that hoop houses provide protection against winter damage.

Mr. Shoalts asked that the Town should reconsider the classification of greenhouses and hoop houses. He stated that both hoop houses and greenhouses should be explicitly excluded from development charges.

4.3.1 Additional Public Input

Mr. Wally Braun read his written submission into the record.

Ms. Holly Willford, Town Clerk indicated she checked the clerks@pelham.ca email address at 5:32 pm and confirmed no e-mails has been received from the viewing public. Ms. Willford indicated the public portion of the meeting could be closed. The Committee agreed to close the public portion and move into Committee input.

4.4 Committee Input

The Committee offered no further comments.

4.5 Close Public Meeting

The Clerk read the closing meeting remarks into the record.

4.6 Presentation of Resolutions

Moved By John Wink

THAT Committee recommend Council receive the Development Charges By-law Overview presentation by Watson and Associates Economists Ltd.;

AND THAT Committee recommend Council receive the Pelham Update Study, dated December 22, 2021, prepared by Watson & Associates Economists Ltd.;

AND THAT Committee recommend Council direct staff proceed with the preparation of a Development Charges By-law for consideration by Council on March 7, 2022.

For (7): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Wayne Olson, Marianne Stewart, and John Wink

Carried (7 to 0)

Moved By Marianne Stewart

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

AND THAT Committee receive the verbal presentations made by the public listed on the Agenda.

For (7): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Wayne Olson, Marianne Stewart, and John Wink

Carried (7 to 0)

5. Adjournment

Moved By Lisa Haun

THAT this Special Meeting of Committee be adjourned.

For (7): Marvin Junkin, Lisa Haun, Bob Hildebrandt, Ron Kore, Wayne Olson, Marianne Stewart, and John Wink

Carried (7 to 0)

Mayor: Marvin Junkin

Town Clerk: Holly Willford