

Committee of the Whole Meeting
Public Meeting under the Planning Act
Minutes

Meeting #: PCOW-04/2022
Date: Monday, May 9, 2022
Time: 5:30 PM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Mayor Marvin Junkin, Councillor Bob Hildebrandt,
Councillor Ron Kore, Councillor Wayne Olson, Councillor
Marianne Stewart, Councillor John Wink

Staff Present: Holly Willford, Barbara Wiens, Shannon Larocque, Sarah
Leach

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

Moved By Councillor Ron Kore

THAT the agenda for the May 9th, 2022 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

For (6): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor 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: 120 Meridian Way - OP-AM-01-2021 & AM-04-2021

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

4.1 Planning Report

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

4.1.1 Information Report - Official Plan and Zoning By-law Amendment Applications - 120 Meridian Way, 2022-0115-Planning

4.2 Applicant's Presentation

The Agent, Ms. Nancy Frieday provided a short presentation to further explain the application. A copy is available through the Clerk.

4.3 Public Input

Ms. Leach, Deputy Clerk, stated there were no pre-registered members of the public. Ms. Leach indicated she checked the clerks@pelham.ca email address at 5:57 pm and confirmed no e-mails has been received with regard to the subject application. Ms. Leach indicated the public portion of the application could be closed. The Committee agreed to close the public portion of the meeting and move to Committee input.

4.4 Committee Input

A Member of Council asked the size of the units and whether they would be for rent or for sale. Mr. Wayne Harrison, Architect, indicated that the units range from 585 square metres to 650 square metres. He stated six two-bedroom units would exist on each floor of 30 units. Ms. Nancy Friday, Agent, stated that the units are condominiums for sale.

A Member of Council requested consideration be given to electric vehicle charging stations, geodesic heating and permeable surfaces. A Member of Council added they would like to see sustainable construction, noting the future goal of zero emission design. Mr. Harrison stated that the Building Code now requires a higher standard of efficiency.

A Member of Council asked if any one bedroom units will be fully accessible. Mr. Harrison indicated that the Building Code requires 15% of the units to be barrier-free. The Member asked if fully accessible units could be provided upon request. Ms. Claudia Salgado, Builder, noted the difference between barrier-free units and handicapped compliant units. She indicated that handicapped compliant customization may be accommodated upon request at the preliminary stage of construction.

A Member of Council asked that the applicant consider increasing the barrier-free parking from two spaces. Stating that parking is a premium in Town, the Member further asked that notice be posted in all common areas indicating that parking is prohibited

at the Meridian Community Centre for occupants and/or visitors. Ms. Frieday responded that the number of barrier-free parking spaces can be increased and that signage in common areas is feasible.

A Member of Council asked how many levels the underground parking would there be. Ms. Frieday stated one level. The Member asked where water would be diverted to. Ms. Barb Wiens, Director of Community Planning and Development stated that the water will be diverted to the catchment area in the Wellspring facility on Wellspring Way, eventually draining into the Welland Canal.

A Member of Council asked how many doctors' offices are proposed. Ms. Frieday responded that the 1100 square metres of space has not yet been divided.

A Member of Council stated that one parking space per unit was inadequate. The Member recommended a minimum of two parking spaces per unit.

4.5 Presentation of Resolutions

Moved By Councillor Wayne Olson

THAT Committee receives Report #2022-115 for information as it pertains to File Nos. OP-AM-01-2021 & AM-04-2021;

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

For (6): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (6 to 0)

Moved By Councillor Marianne Stewart

THAT Committee receive the applicant's presentation for information.

For (6): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (6 to 0)

5. Adjournment

The meeting was adjourned at 6:23 pm.

Moved By Councillor Bob Hildebrandt

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

For (6): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (6 to 0)

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach