

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

Meeting #: PCOW-06/2022
Date: Monday, July 11, 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: Sarah Leach, Barbara Wiens, Shannon Larocque,
Jacqueline Miller

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 p.m.

The Chair called for a moment of silence in memory of former Town of Pelham Councillor and Mayor, Ralph Beamer.

1.1 Land Recognition Statement

Councillor Hildebrandt 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 July 11, 2022 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

Amendment

Moved By Councillor Bob Hildebrandt

THAT the agenda be amended to add item 4.3.1.

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)

Main Motion as Amended

Moved By Councillor Wayne Olson

THAT the agenda for the July 11, 2022 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as amended.

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: 26T19-03-2021 & AM-12-2021 Tanner Extension

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.

4.2 Applicant's Presentation

The Agent, Mr. William Heikoop provided a short presentation to further explain the application. A copy is available through the Clerk.

4.3 Public Input

Mr. Jim Shaw expressed concern regarding the façade of the building and asked whether this would be in keeping with the surrounding neighborhood. Mr. Shaw inquired if future consideration for a roadway is still given to the area of Line Avenue and Bacon Lane. Mr. Shaw further inquired if the homes are proposed to be bungalow style and asked the approximate completion date of the project.

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 6:02 pm and confirmed no e-mails have been received with regard to the subject application. Ms. Leach indicated the public comment 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

With respect to the extension of roadways, Ms. Shannon Larocque, Senior Planner, responded that the long term intention is for a connection to Bacon Lane as well as the extension of

Tanner Drive. Ms. Larocque clarified that this is not occurring through the subject application. Ms. Larocque assured that temporary turnarounds will be provided in this development until such roadways are extended.

Mr. William Heikoop, Agent, stated that the zoning application is proposed to allow for a good sized bungalow. Mr. Heikoop stated that the building height permitted under the current zoning allows for 2-storeys, however, a bungalow is being proposed. Mr. Heikoop further stated that at this time the façade is unknown but indicated it would likely be compatible with the surrounding neighborhood. With respect to a completion date, Mr. Heikoop indicated that subject to Council approval, the detailed design phase would begin in the fall with house construction beginning within the next year.

A Member of Council stated the Niagara Region requires a specific turning radius for vehicles such as garbage trucks and fire trucks. The Member asked if a cul-de-sac would be developed to provide for the required turning radius. Mr. Heikoop responded that a temporary cul-de-sac would be installed over two lots.

4.5 Presentation of Resolutions

Moved By Councillor Wayne Olson

THAT Committee receive Report # 2022-148 for information as it pertains to File Nos. 26T19-03-2021 & AM-12-2021;

AND THAT Committee direct 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)

Moved By Councillor John Wink

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 (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. Planning Act Application: 26T19-01-2022 & AM-02-2022 Park Place West

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

5.1 Planning Report

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

5.2 Applicant's Presentation

The Agent, Mr. Matt Kernahan of Upper Canada Consultants and the Applicants, Mr. Matt Vartanian and Mr. Ken Gonyou of Mountainview Homes were electronically present.

Mr. Kernahan provided a short presentation to further explain the application. A copy is available through the Clerk.

5.3 Public Input

Ms. Leach, Deputy Clerk, stated there are no pre-registered speakers for the subject application. Ms. Leach checked the clerks@pelham.ca email address at 6:25 pm and confirmed no e-mails have been received with regard to the subject application. Ms. Leach indicated the public comment portion of the application could be closed. The Committee agreed to close the public portion of the meeting and move to Committee input.

5.4 Committee Input

A Member of Council asked if the mature trees on the lot would be saved. Mr. Matt Kernahan, Agent, stated that most of the trees located on the lot had already been removed. The Member indicated that a roadway over an active stream is being proposed on Northgate Way. The Member asked if there is an active fish or wildlife habitat at this location and whether a bridge is proposed or a road passing through. Mr. Kernahan stated the engineered water course does not contain a fish habitat and assured the Niagara Peninsula Conservation Authority had reviewed the applications. Mr. Kernahan stated a detailed design of the crossing has not yet been done but anticipated that it will maintain an open culvert over which a road will be constructed.

A Member of Council asked if the proposed site-specific zoning regulation is consistent with the Park Place South development. Mr. Kernahan stated that the development is similar to Park Place South as they were both formulated from the same template.

A Member of Council indicated the reduction in lot frontage would create lots that are too narrow with little front and back yard space. Mr. Kernahan responded that current zoning permissions would require a large lot for a semi-detached dwelling which would not provide an efficient use of land. Mr. Kernahan stated the proposed semi-detached dwellings have an approximate width of 6 metres and stated the intention of the lot frontage is to provide for an approximate 1.5 metre side yard. The Member indicated a difference between efficiency and livability and suggested the proposed size would not provide a livable alternative for families.

5.5 Presentation of Resolutions

Moved By Councillor Ron Kore

THAT Committee receive Report #2022-151 for information as it pertains to File Nos. 26T19-01-2022 & AM-02-2022 regarding Park Place West;

AND THAT Committee direct 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)

Moved By Councillor Bob Hildebrandt

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

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)

6. Adjournment

The meeting adjourned at 6:35pm.

Moved By Councillor Marianne Stewart

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