

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

Meeting #: PCOW-09/2022
Date: Monday, December 12, 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 Wayne Olson, Councillor John Wink,
Councillor Kevin Ker, Councillor Brian Eckhardt,
Councillor Shellee Niznik

Staff Present: David Cribbs, 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

Councillor Olson 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 Wayne Olson

THAT the agenda for the December 12, 2022 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

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. Planning Act Application: AM-08-2022 - 1114 Haist Street

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

4.1 Planning Report

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

4.2 Applicant's Presentation

Susan Smyth, Agent, John Lally, Applicant and Cam Land, Project Coordinator were electronically present. Ms. Smyth provided a short presentation to further explain the application. A copy is available through the Clerk.

Mr. John Lally, Applicant, provided further information regarding his proposed development. He emphasized his proposal (7 bungalows) will provide enhanced privacy to adjacent land owners. Mr. Lally further requested the removal of a wooden fence from the proposed development agreement. He stated there is currently a chain-link fence with cedar trees. He stated he is concerned a wooden fence could cause damage to the current cedar trees.

4.3 Public Input

Ms. Leach stated there were no pre-registered members of the public. Ms. Leach stated at 6:02 pm, an email was received from Ms. Susan Buckingham stating concerns with respect to privacy. Ms. Leach indicated no further emails had been received and 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

A Member of Council asked if the 55% lot coverage included the porch. Mr. Lally confirmed that the rear covered porch was included in the lot coverage. The Member asked if the portion of land related to the Land Titles Application had been legally transferred to the properties on Welland Road. Mr. Lally indicated the land had not yet been legally transferred but stated a solicitors undertaking had been completed by legal counsel to do so.

A Member of Council stated they toured homes built by Mr. Lally on Haist Street similar to those demonstrated on the plan. The Member expressed understanding with the resident concerns of privacy due to the topography of the land being hills and slopes. The Member expressed support of the proposal as two-storey homes are not being proposed.

4.5 Presentation of Resolutions

Moved By Councillor Shellee Niznik

THAT Committee receive Report #2022-286 for information as it pertains to File No. AM-08-2022;
AND THAT Committee direct Planning staff to prepare the Recommendation Report on this topic for Council’s consideration.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

Carried (7 to 0)

Moved By Councillor Bob Hildebrandt

THAT Committee receive the applicants presentation for information.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

Carried (7 to 0)

Moved By Councillor Kevin Ker

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

AND THAT Committee receive the email correspondence to the clerk@pelham.ca email address.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

Carried (7 to 0)

5. Adjournment

The meeting was adjourned at 6:12pm.

Moved By Councillor John Wink

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

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

Carried (7 to 0)

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach