

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

Meeting #: PCOW-04/2023  
Date: Wednesday, May 10, 2023  
Time: 5:30 PM  
Location: Meridian Community Centre - Accursi A and B  
100 Meridian Way  
Fonthill, ON  
L0S 1E6

Members Present: Councillor Bob Hildebrandt, Councillor Wayne Olson,  
Councillor John Wink, Councillor Kevin Ker, Councillor  
Brian Eckhardt, Councillor Shellee Niznik

Staff Present: Barbara Wiens, Shannon Larocque, William Tigert, Jodi  
Legros

**1. Call to Order and Declaration of Quorum**

Noting that a quorum was present, the Deputy Mayor called the meeting to order at approximately 5:30 pm.

**2. Land Recognition Statement**

Councillor Olson read the land acknowledgement into the record.

**3. Adoption of Agenda**

**Moved By** Councillor Wayne Olson

**THAT the agenda for the May 10, 2023, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.**

For (6): Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

**Carried (6 to 0)**

**4. Disclosure of Pecuniary Interest and General Nature Thereof**

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

**5. Planning Act Application: 26T19-01-2023 & AM-03-2023 - 1112 Haist Street**

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

**5.1 Planning Report and Presentation**

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

## **5.2 Applicant's Presentation**

The Agent, Craig Rohe of Upper Canada Consultants provided a short presentation to further explain the application. A copy is available through the Clerk.

A Member of Council asked if the intent is single-dwelling units on the four subject lots. Mr. Rohe confirmed. Ms. Larocque clarified there are other permitted uses in the R2 zone and identified the potential to build something other than a single-detached dwelling on the lots.

## **5.3 Public Input**

Mr. Tigert, Town Clerk, confirmed there were no members of the public wishing to provide verbal comment.

Ms. Jodi Legros, Legislative and Committee Coordinator indicated she checked the [clerks@pelham.ca](mailto:clerks@pelham.ca) email address and confirmed no e-mails have been received with regard to the subject application.

The Committee agreed to close the public portion of the meeting and move to Committee input.

**Moved By** Councillor Wayne Olson

**THAT the public portion of the meeting be closed.**

For (6): Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

**Carried (6 to 0)**

## **5.4 Committee Input**

A Member of Council asked if there was opportunity for reconsideration to remove the centre median.

A Member of Council expressed concern that the four homeowners may cut through the oncoming traffic lane for ease of access to the lots.

The Director of Community Planning and Development, Ms. Barb Wiens stated the median is required to comply with building code requirements and was part of the design for the Emerald Trail subdivision. Ms. Wiens stated the Public Works department identified concern regarding access which is to be addressed with the applicant and designers.

A Member of Council expressed displeasure with the median requirement. The Member asked if there was opportunity for an extended road to go into the subdivision to create a second access. Ms. Wiens confirmed there is no opportunity to get

access through to Rhodes Court or Rolling Meadows without impacting the subdivision.

A Member of Council requested additional information regarding the highlighted area on the functional serving report with respect to storm water drainage calculations. Ms. Wiens indicated that Public Works sought clarification from the design engineer regarding the manhole capture area. The Member asked for confirmation that drainage in the rear yards of the development will be captured in a swale and directed westbound to the Emerald Trail where a storm manhole is located. Mr. Rohe confirmed that the amount of flow in the area was accounted for and confirmed there is adequate capacity.

In response to the written public concern, Ms. Wiens confirmed that an infiltration trench exists at the back of the properties which back onto the property in question to capture drainage and avoid runoff.

A Member of Council asked if the agent had a response to the Public Works concern regarding the proposed location of the driveways. Mr. Rohe stated the submitted plan illustrated preliminary grading and a general demonstration that the lots can be serviced and graded properly. He indicated more information was to come.

**5.5 Presentation of Resolutions**

**Moved By** Councillor Bob Hildebrandt

**THAT Committee receive Report #2023-114 for information as it pertains to File Nos. 26T19-01-2023 & AM-03-2023;**

**AND THAT Committee direct Planning staff to prepare the Recommendation Report on this topic for Council’s consideration.**

For (6): Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

**Carried (6 to 0)**

**Moved By** Councillor Brian Eckhardt

**THAT Committee receive the applicants presentation for information.**

For (6): Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

**Carried (6 to 0)**

**Moved By** Councillor Shellee Niznik

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

For (6): Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

**Carried (6 to 0)**

**6. Adjournment**

The meeting was adjourned at 6:15 pm.

**Moved By** Councillor Shellee Niznik

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

For (6): Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, and Councillor Shellee Niznik

**Carried (6 to 0)**

---

Deputy Mayor: John Wink

---

Town Clerk: William Tigert