

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

Meeting #: PCOW-05/2023
Date: Wednesday, June 14, 2023
Time: 5:30 PM
Location: Meridian Community Centre - Accursi A and B
100 Meridian Way
Fonthill, ON
L0S 1E6

Members Present: Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, Councillor Shellee Niznik

Staff Present: David Cribbs, Barbara Wiens, Sarah Leach, Lindsay Richardson, Jodi Legros

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.

2. Land Recognition Statement

Mayor Junkin read the land acknowledgement into the record.

3. Adoption of Agenda

Moved By Councillor Wayne Olson

THAT the agenda for the June 14, 2023, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

Amendment:

Moved By Councillor Wayne Olson

THAT the agenda be amended to add item 5.2.1.

For (4): Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, and Councillor Shellee Niznik

Carried (4 to 0)

Motion as Amended:

Moved By Councillor Wayne Olson

THAT the agenda for the June 14, 2023, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as amended.

For (4): Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, and Councillor Shellee Niznik

Carried (4 to 0)

4. Disclosure of Pecuniary Interest and General Nature Thereof

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

5. Review and Update of the Town of Pelham Official Plan

The Deputy Clerk read opening remarks into the record.

5.1 Planning Report and Presentation

The Consultants, Gregory Bender and Andria Sallese provided a presentation. A copy is available on the agenda and through the Clerk.

Ms. Barbara Wiens, Director of Community Planning and Development indicated that the public meeting was the first of a series of public consultation.

**5.1.1 Statutory Public Meeting Section 26(3) of the
Planning Act, Town of Pelham Official Plan Review,
2023-0138-Planning**

5.2 Public Input

Graham Pett, a representative of Pelham Advocates for Trees and Habitat (PATH), expressed concern regarding the health and sustainability of the tree canopy. Mr. Pett requested better tree management plans, naturalized parks, protection of wetland, greener building standards, a community wide emission reduction plan, protection of the Greenbelt and protection of the Twelve Mile Creek.

Craig Larmour indicated he represented the Pelham Greenhouse Growers Group. Mr. Larmour expressed concern with policies that restrict the size and intensity of greenhouses, identifying the 30% lot coverage provision. Mr. Larmour stated this provision is problematic as the owner would need to seek a zoning by-law amendment to expand their greenhouse, which is costly and time-consuming. Mr. Larmour discussed policy in adjacent municipalities, identifying a 70% lot coverage provision in West Lincoln, 30% in Thorold and the lack of restrictions in both Lincoln and St. Catharine's. Mr. Larmour indicated that such restriction disadvantages greenhouse growers. Mr. Larmour further indicated the Pelham Greenhouse Growers Group may bring a request to the Normal Farm Practices Board for review and decision prior to the official plan approval.

Councillor Niznik asked if the Pelham Greenhouse Growers Group was represented on the Agricultural Advisory Committee. Mr. Larmour indicated two members sit on the Agricultural Advisory

Committee. Councillor Niznik identified the Agricultural Advisory Committee as additional avenue for input.

Councillor Wink assured that all comments will be taken into consideration.

Major Junkin agreed that the 30% lot coverage restriction did not seem fair.

Jason Wieringa supported Mr. Lamour's comments regarding the 30% lot coverage restriction. Mr. Wieringa stated that opportunity for expansion is important for greenhouses. Additionally, Mr. Wieringa indicated hastily made regulations to limit cannabis operations could have unintended consequences on normal greenhouses growers. Mr. Wieringa discussed the rise in greenhouse expenses and stressed the need to consider farm succession and financial viability. He stated the 30% lot coverage restriction is a major hinderance.

Councillor Olson indicated that greenhouses must be provided the chance to compete on a level playing field to survive. Councillor Olson expressed the desire to support greenhouses.

Bill Heska stated he supported the agricultural industry and indicated a need to practice responsible planning in the community. Mr. Heska asked if there was opportunity to share Planning resources to save money. Mr. Wiens advised that local municipalities are exploring shared service opportunities.

Ms. Leach indicated she checked the clerks@pelham.ca email address at 6:44 pm and confirmed no e-mails have been received. Ms. Leach indicated the public comment portion could be closed. Ms. Leach reminded the viewing public that the Planning department will continue to collect comments beyond the public meeting and during the many future public consultation opportunities. The Committee agreed to close the public portion of the meeting and move to Committee input.

5.3 Committee Input

Councillor Olson identified three focal points for the official plan. He identified the urban boundary and its expansion, climate initiatives regarding development and the need for an aging strategy. Ms. Wiens indicated that urban boundaries are established by the Region and confirmed that climate initiatives such as low impact development are elements of policy direction. Ms. Wiens indicated that the aging population and housing standards can be looked at through a policy context.

Councillor Niznik emphasized the preservation of natural spaces within the community.

Councillor Wink expressed thanks for public input and encouraged the public to stay engaged in the consultation process.

Mayor Junkin expressed hope that Town policy will remain relevant in the wake of Provincial Policy.

5.4 Presentation of Resolutions

Moved By Councillor John Wink

THAT Committee receive Report # 2023-0138 Statutory Public Meeting Section 26(3) of the Planning Act, Town of Pelham Official Plan Review, for information.

For (4): Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, and Councillor Shellee Niznik

Carried (4 to 0)

Moved By Councillor Shellee Niznik

THAT Committee receive the consultant’s presentation for information.

For (4): Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, and Councillor Shellee Niznik

Carried (4 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.

For (4): Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, and Councillor Shellee Niznik

Carried (4 to 0)

6. Adjournment

Moved By Councillor Wayne Olson

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

For (4): Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, and Councillor Shellee Niznik

Carried (4 to 0)

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach