

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

Meeting #: PCOW-06/2023
Date: Wednesday, July 12, 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 Bob Hildebrandt,
Councillor Wayne Olson, Councillor John Wink,
Councillor Brian Eckhardt, Councillor Shellee Niznik

Staff Present: 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.

2. Land Recognition Statement

The Mayor read the land acknowledgement into the record.

3. Adoption of Agenda

THAT the agenda for the July 12, 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 5.3.1.

Carried

Motion as Amended:

Moved By Councillor Wayne Olson

THAT the agenda for the July 12, 2023, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as amended.

Carried

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: OP-AM-01-2023 & AM-04-2023 550 Webber Road

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

5.1 Planning Report and Presentation

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

5.1.1 Information Report - Applications for Official Plan and Zoning By-law Amendment - 550 Webber Road, 2023-0146-Planning

5.2 Applicant's Presentation

Rhea Davis and John Henricks from NPG Planning Solutions were present. Trevor Imhoff, Septic Designer was present via Zoom.

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

5.3 Public Input

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 5:59 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 the rationale for the reduction of three barrier-free parking spaces to two. Ms. Rhea Davis, Agent, responded that due to the timing of the submission, and the previous allowance of two spaces in the old zoning by-law, the variance is requested. Ms. Davis indicated that the applicant could work with staff to provide an additional space, if necessary. The Member expressed support for the reconsideration to provide an additional space.

A Member of Council asked if the applicant foresaw any issues with the airport being in close proximity. Mr. John Henricks indicated that the applicant has no concerns with the airport proximity.

A Member of Council asked if the property was serviced by Town or purchased water. Mr. Henricks confirmed the property was not on Town water. The Member stated that the applicant should ensure there is sufficient water access. Mr. Doug Sider, Real Estate Sale Representative, clarified two systems work to service the current operation. The Member reiterated that a sufficient capacity of potable water should be available.

A Member of Council asked if any individuals would be living onsite. Mr. Sider confirmed there would be no individuals living onsite.

A Member of Council asked if there is any reason the 0.79m setback request cannot meet the 0.9m by-law requirement. Ms. Davis noted constraints with meeting parking requirements.

5.5 Presentation of Resolutions

Moved By Councillor Shellee Niznik

THAT Committee receive Report #2023-146 for information as it pertains to File Nos. OP-AM-01-2023 & AM-04-2023;

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

Carried

Moved By Councillor John Wink

THAT Committee receive the applicant’s presentation for information.

Carried

Moved By Councillor Bob Hildebrandt

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

Carried

6. Adjournment

The meeting was adjourned at 6:10 pm.

Moved By Councillor Brian Eckhardt

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

Carried

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach