

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

Meeting #: PCOW-02/2024
Date: Wednesday, February 14, 2024
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: Barbara Wiens, Lindsay Richardson, Sarah Leach, 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 p.m.

2. Land Recognition Statement

Councillor Eckhardt read the land recognition statement into the record.

3. Adoption of Agenda

THAT the agenda for the February 14, 2024, 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 motion be amended to add item 6.2.1.

Carried

Motion as Amended:

Moved By Councillor Bob Hildebrandt

THAT the agenda for the February 14, 2024, 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: 26T19-01-2022 & AM-11-2023 - Park Place West

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

5.1 Planning Report and Presentation

Ms. Barb Wiens, Director of Community Planning and Development, provided an overview of the application before Council. A copy is available through the Clerk.

5.1.1 Information Report - Applications for Revision to Previously Approved Draft Plan of Subdivision and Zoning By-law Amendment, 2024-0045-Planning

5.2 Applicant's Presentation

Mr. Craig Rohe of Upper Canada Consultants provided an overview of the application before Council. A copy is available through the Clerk. Matt Vartanian, Applicant, was also present.

5.3 Public Input

None.

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 5:56 p.m. 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 for information on the stormwater management plan and waste collection. Barb Wiens, Director of Community Planning and Development, stated that stormwater drains to the pond adjacent to the Wellspring site. Ms. Wiens stated waste collection was individual, not centralized.

A Member of Council asked for the current Zoning By-law requirement for maximum lot coverage. Ms. Wiens stated 50%. The Member expressed concern with the potential of removing the lot coverage requirement and asked approximately what lot coverage is being contemplated. Craig Rohe, Agent, stated that the proposed setbacks will ensure balance, establishing a reasonable building envelope while proving flexibility. The Member identified the proposed lots as small, expressing concern the developer will max out the lot coverage. The Member expressed a desire to assign a numerical value to lot coverage.

A Member of Council asked about affordability. Matt Vartanian, Applicant, indicated the development is intended to steer away from million-dollar single detached developments. The Member stated a four-bedroom home is still luxurious and encouraged the applicant to adjust the development to obtain greater affordability. Mr. Vartanian stated it is difficult to gauge a concrete market price at this point.

A Member of Council asked for confirmation that stormwater would flow to the canal, as opposed to Twelve Mile Creek. Ms. Wiens confirmed.

5.5 Presentation of Resolutions

Moved By Councillor John Wink

THAT Committee receive Report #2024-45 for information as it pertains to File Nos. 26T19-01-2022 & AM-11-2023;

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

Carried

Moved By Councillor Wayne Olson

THAT Committee receive the applicant's presentation for information.

Carried

6. Planning Act Application: East Fenwick Secondary Plan

6.1 Planning Report and Presentation

Lindsay Richardson, Policy Planner, and Ute Maya-Giambattista, Consultant, provided an overview of the application before Council. A copy is available through the Clerk.

6.1.1 Information Report - East Fenwick Secondary Plan, 2024-0043-Planning

6.2 Public Input

Ron and Irene Birrell did not attend.

Graham Pett stated he was representing Pelham Advocates for Trees and Habitat (PATH). Further to the comments provided on the agenda, Mr. Pett expressed satisfaction and gratitude for the green space provided, the protected woodlands, and the green corridor. Mr. Pett requested the preserved woodland be provided an environmental designation and that all new residential units be required to plant two mature trees. He expressed support for the integration of low-impact development, the minimization or elimination of stormwater management ponds, and the consideration of geothermal systems from fossil fuel. Mr. Pett stated that continuing to build large homes is not sustainable for

the growing population and requested that the consultant consider a higher density than 8-15 units per hectare. In conclusion, Mr. Pett stated the proposed East Fenwick Secondary Plan is a major step forward.

John Klassen requested consideration be given to the changing demographic in Fenwick, soil conditions, the water table, and the capacity for future electrical requirements. Mr. Klassen expressed concern for existing wildlife. He stated that preferred housing type is a personal decision and should not be dictated depending on one's living arrangement. Mr. Klassen expressed a desire to maintain the environment that has existed for 40 years.

Herb Sawatzky presented on behalf of 50by30 Niagara. A copy of the presentation is available in the addendum agenda package and through the Clerk. Mr. Sawatzky requested the exploration of fossil-fuel-free energy for the homes in East Fenwick.

Rob Frizzell stated he is a professional hydrogeologist. Mr. Frizzell indicated the current studies fall short of being able to characterize the existing natural heritage system in the area, as well as the function of the wetlands. Mr. Frizzell discussed the importance of studying groundwater and identified the possibility of groundwater discharge. He suggested that further studies and long-term monitoring could be beneficial.

Lynn Shatford asked what plans are in place to ensure the current groundwater flow issue is not exacerbated through development. Ms. Shatford expressed concern about potentially being required to connect to municipal services and who will bear the cost. Ms. Shatford supported the idea of mixed housing options to ensure future generations can remain in Fenwick.

Jim Jeffs expressed concern with the stormwater management system and exacerbated flooding resulting in tree loss.

Tim Casson asked what stage the Town is at in the cycle of Planning. Barb Wiens, Director of Community Planning and Development, responded the public meeting was held to collect feedback, and significant change is not anticipated. Mr. Casson asked about the range of the green space. Ms. Wiens indicated it is the size that exists at present. Mr. Casson asked approximately when to expect shovels in the ground. Ms. Wiens indicated approximately three years for infrastructure and five years for construction, depending on individual development applications.

William Heikoop, Project Manager with Upper Canada Consultants, stated he was appearing on behalf of several clients. Mr. Heikoop stated the plan provides a well-balanced hierarchy, respecting the existing community while adhering to overall Official Plan policies.

Richard Turenne asked why a portion of his property was within the red zone and if his well would go dry. He asked if he would

be required to connect to municipal services. Ms. Wiens indicated that policies in the Official Plan help establish the limits to the secondary plan area. Ms. Wiens stated that policies dictate that the secondary plan process needs to be conducted. She further stated that a background study on groundwater will be conducted which may address the impact on the well. Ms. Wiens concluded by stating that improvements are being made to address existing infrastructure to improve capacity, with additional work to occur.

Katlyn Zwierschke expressed concerns about the cost associated with connecting to municipal services as well as hydro capacity. Ms. Zwierschke expressed concern with the school system, stating Wellington Heights is already at capacity. She asked if the school boards had been consulted. Ms. Wiens confirmed the school boards were circulated and have been kept informed. Ms. Wiens noted that all subdivision applications are also circulated to the school boards.

Lauren Arnold echoed the concerns of Ms. Zwierschke. Ms. Arnold indicated appreciation for the green space and expressed interest in learning more about the environmental corridor. Ms. Wiens stated the environmental corridor is a linking feature that will be realized through development. She advised that additional opportunities to comment are provided with subdivision and zoning by-law amendment applications.

Sherry Rusin expressed concern for drainage and its impact on the farming community. Ms. Rusin suggested a natural water feature be introduced to mitigate drainage issues.

Ms. Leach, Deputy Clerk, read two emails into the record from Jazmin Kikkert which asked various questions. Ms. Leach indicated she forwarded the emails to the Planning Department. A copy of the correspondence is on file with the Clerk.

Ms. Leach indicated she checked the clerks@pelham.ca email address at 7:59 p.m. and confirmed no further e-mails had 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.

6.3 Committee Input

A Member of Council asked if there is a way to consolidate the hydrological studies into one report. Barb Wiens, Director of Community Planning and Development, stated it would be premature, as many studies are still to come. The Member asked if the renderings were just conceptual. Ms. Wiens confirmed.

A Member of Council suggested further delineation of parcels on Cream Street, Canboro Road, and Memorial Drive to address concerns regarding private lands. Ute Maya-Giambattista, Consultant, agreed and stated there was an updated plan

coming. Ms. Maya-Giambattista, explained the secondary plan acts as a strategy of how future development will occur.

A Member of Council asked how the land for the roadway would be acquired. Ms. Wiens stated ideally through development applications but indicated that negotiations for purchase or expropriation were last resort options. The Member identified the lack of commercial use proposed and asked if the commercial uses to the west were sufficient. Ms. Wiens responded that commercial uses were considered, but the community expressed during the workshop that the core area of Fenwick should be supported as commercial. Further, Ms. Wiens stated an influx of approximately 10 thousand people is needed to warrant a convenience store.

A Member of Council asked about the sizeable area within hash marks. Ms. Maya-Giambattista stated these areas need further studies, to be leveraged through future development applications.

A Member of Council inquired about the transitional framework from 2017 and a specific development application. Ms. Wiens stated that the plan began in 2017; since this time policies have changed. Ms. Wiens stated the hatched area indicates further study to conform to new policies in the Regional Official Plan. Ms. Wiens confirmed the referenced development application is in the area south of Canboro Road.

A Member of Council addressed concerns regarding electronic infrastructure, outages, quality of power, and phase imbalance. The Member advised of a recent upgrade and Council's efforts to address the situation further. The Member warned residents of purchasing new appliances and their associated power requirements. Another Member of Council was hopeful that Ontario Hydro would give Fenwick priority.

A Member of Council asked if residents would be required to connect to municipal services or be grandfathered in. Ms. Wiens indicated there is no policy or by-law currently in place, and stated this would be a future matter for Council's consideration. A Member of Council identified that forcing everyone to connect would place a demand on the system that may not be desirable.

A Member of Council identified that stormwater management is a core issue and assured residents that all concerns have been heard. The Member stated that Fenwick will grow and not remain the hamlet it once was. The Member stated the best interest of the community will be sought, and the document will act as a guide for future decisions.

6.4 Presentation of Resolutions

Moved By Councillor Brian Eckhardt

THAT Committee receive Report #2024-0043 Planning Information Report – East Fenwick Secondary Plan for information;

AND THAT Committee direct Planning staff to prepare the Recommendation Report on East Fenwick Secondary Plan for Council’s consideration.

Carried

Moved By Councillor Shellee Niznik

THAT Committee receive the consultant’s presentation for information.

Carried

Moved By Councillor Wayne Olson

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

AND THAT Committee receive the verbal presentations made by the public;

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

Carried

7. Adjournment

The meeting was adjourned at 8:38 pm.

Moved By Councillor Bob Hildebrandt

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

Carried

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach