

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

Meeting #: PCOW-05/2024  
Date: Wednesday, July 17, 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: Shannon Larocque, Sarah Leach, Andrew Edwards,  
Derek Young

**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 into the record.

**3. Adoption of Agenda**

**Moved By** Councillor Wayne Olson

**THAT the agenda for the July 17, 2024, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.**

**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: 26T19-02-2024 & AM-04-2024 - 729, 735, 743 Quaker Road (Maplewood Estates)**

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

**5.1 Planning Report and Presentation**

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

### **5.1.1 26T19-02-2024 and AM-04-2024 - Maplewood Estates - Information Report, 2024-0157-Planning**

#### **5.2 Applicant's Presentation**

Joe Tomaino, the agent, provided a verbal overview of the property and application before Council.

#### **5.3 Public Input**

Danny Kasunic expressed concern about the safety of children, cyclists, and pedestrians given the road location and increased traffic. D. Kasunic suggested an alternative plan that includes adding two additional lots instead of creating a street connection. His proposal also involves converting the road into a court with servicing provided from the south.

Kyle Sager echoed the concerns expressed by D. Kasunic. He indicated that similar road configurations have experienced vehicular accidents. K. Sager agreed with D. Kasunic's proposal to add two additional lots where Street A is proposed.

S. Leach, Deputy Clerk, stated she checked the [clerks@pelham.ca](mailto:clerks@pelham.ca) email address at 5:57 p.m. and confirmed no e-mails had been received concerning 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**

Deputy Mayor Wink asked how the development to the south affects this application, identifying a perceived lack of cooperation between developers. Shannon Larocque, Senior Planner, identified that further discussions are planned between the southern developer and the applicant.

Councillor Eckhardt emphasized the need for cooperation, noting that the land to the south is owned by a different developer. S. Larocque identified that the southern development is part of the secondary plan, and specific details, such as road connections, have not yet been finalized.

Councillor Hildebrandt identified three developments in the area, questioning whether the applications are premature before all plans have been established. S. Larocque clarified that the lands have been within the urban area boundary for some time and did not require conformity to a secondary plan. Councillor Hildebrandt then asked how safety issues would be addressed. S. Larocque responded that staff would investigate these concerns, noting that the road design already considers the developments and aims to enhance safety. She also mentioned that further traffic analysis would be conducted as part of a future secondary plan process. Councillor Hildebrandt emphasized his concern regarding the safety issues raised.

Councillor Niznik suggested aligning the road entering Bauer Landing to eliminate the need for both southern and northern entrances onto Quaker Road. She suggested creating cul-de-sacs which would reduce the number of entrances onto Quaker Road. Councillor Niznik acknowledged the validity of the traffic concerns and supported residents' comments about revising Street A. She praised the housing blend within local developments, which introduces a diverse mix to the area, but expressed concerns about six additional properties exiting onto Quaker Road. Furthermore, Councillor Niznik voiced her displeasure with developers repeatedly seeking adjustments and relief from the Town's Zoning By-law.

Councillor Olson inquired whether cul-de-sacs remain popular, encouraged, or considered best practice. S. Larocque explained that cul-de-sacs are generally discouraged, as grid patterns are preferred for their benefits in accessibility, walkability, servicing, and traffic dispersion.

Councillor Ker acknowledged the public's comments and concurred that cul-de-sacs are not desirable. He emphasized the necessity for a concrete agreement between the developers.

Mayor Junkin identified the nearby eastern development in Welland, which spans approximately 300 acres. He contrasted this with the current, much smaller development and noted that the Region has perfectly timed the urbanizing of the road to accommodate these changes.

Joe Tomaino, the agent, explained that the proposal initially included a cul-de-sac but was revised to enhance connectivity. He indicated that the applicant is willing to work with staff to address any concerns. J. Tomaino noted the challenges of connecting two subdivisions with roads, explaining that connectivity in this development is achieved through a pathway to promote walkability. He clarified that the applicant is not attempting to circumvent the Zoning By-law and stated that the development falls between R1 and R2 zones. J. Tomaino also mentioned that the Region was aware of the proposed developments and that concerns were not raised during pre-consultation meetings. Additionally, he suggested that having more intersections on Quaker Road could serve as a traffic calming measure.

## **5.5 Presentation of Resolutions**

**Moved By** Councillor Brian Eckhardt

**THAT Committee receive Report #2024-0157 for information as it pertains to File Nos. 26T19-02-2024 and AM-04-2024;**

**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 verbal presentation for information.**

Carried

**Moved By** Councillor Kevin Ker

**THAT Committee receive the written correspondence received via email on July 17, 2024;**

**AND THAT Committee receive the verbal presentations made by the public.**

Carried

**6. Adjournment**

The meeting was adjourned at 6:18 p.m.

**Moved By** Councillor Shellee Niznik

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

Carried

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Mayor: Marvin Junkin

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Deputy Clerk: Sarah Leach