

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

Meeting #: PCOW-06/2024
Date: Wednesday, September 11, 2024
Time: 5:30 PM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Mayor Marvin Junkin, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Brian Eckhardt, Councillor Shellee Niznik

Staff Present: Shannon Larocque, Sarah Leach, Andrew Edwards, Pamela Duesling, 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 Ker read the land recognition into the record.

3. Adoption of Agenda

Moved By Councillor Wayne Olson

THAT the agenda for the September 11, 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: AM-06-2024 Part of Thorold Township Lots 171-172, Part 1 on RP 59R-728 (Forest Park Plan of Subdivision)

The Deputy Clerk read the notice requirements into the record regarding the subject application.

5.1 Planning Report and Presentation, 2024-0189-Planning

Andrew Edwards, Town Planner provided an overview of the application before Council. A copy of the presentation is appended to the agenda package and is available through the Clerk.

5.2 Applicant's Presentation

Nicholas Godfrey from Upper Canada Consultants provided an overview of the application before Council. A copy of the presentation is appended to the agenda package and available through the Clerk.

5.3 Public Input

None.

The Deputy Clerk stated she checked the clerks@pelham.ca email address at 5:50 p.m. and confirmed no e-mails had been received concerning the subject application. She 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 inquired about design assurance at this stage. William Heikoop from Upper Canada Consultants explained that while there is no guarantee the building will proceed with the proposed design, the developer is the same one responsible for Rosewood Crescent. He added that the intention is to maintain a consistent style with that development.

A Member of Council asked whether there is sufficient space alongside Lot 34 to allow access to the backyard. Andrew Edwards, Planner, clarified that Public Works' comments were related to the side yard swales, emphasizing that drainage should not be obstructed. The Member further asked if there is an easement on every lot. A. Edwards responded that easements are only present on specific lots. The Member questioned how easements are monitored over time. Shannon Larocque, Manager of Planning, explained that easements are registered and act as legal restrictions. She stated that while they generally require minimal oversight, follow-ups can occasionally lead to legal action. The Member asked whether building a fence within an easement is allowed. S. Larocque responded that since easements typically extend to the property line, fences can be built on the property line. However, she cautioned that any structure within an easement is built at the property owner's risk, as the Town may need to remove it for maintenance without obligation to replace it.

A Member of Council inquired about the width of the lots, driveways, and buildings. W. Heikoop explained that the lot frontages range from 14 to 22 meters. He also noted that the zoning regulations for driveways specify a maximum width of either 50% of the lot frontage or 7 meters, whichever is less. The Member then asked whether the application would set a precedent. S. Larocque clarified that the exceptions being considered are specific to the Forest Park subdivision. She

further explained that while the building height will not increase, it is proposed to be measured differently.

5.5 Presentation of Resolutions

Moved By Councillor John Wink

THAT Committee receive Report #2024-189 for information as it pertains to File No. AM-06-2024;

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

Carried

Moved By Councillor Kevin Ker

THAT Committee receive the applicant's presentation for information.

Carried

6. Adjournment

The meeting adjourned at 6:02 pm.

Moved By Councillor Shellee Niznik

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

Carried

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach