

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

Meeting #: PCOW-07/2024
Date: Wednesday, October 9, 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
Brian Eckhardt, Councillor Shellee Niznik

Staff Present: Shannon Larocque, Sarah Leach, Pamela Duesling,
Sarah Conidi, 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

The Councillor Eckhardt read the land recognition into the record.

3. Adoption of Agenda

Moved By Councillor Bob Hildebrandt

THAT the agenda for the October 9, 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-07-24 - 701 and 717 Quaker Road

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

5.1 Planning Report and Presentation

Shannon Larocque, Manager of Planning 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.

5.1.1 Information Report - Application for Zoning By-law Amendment - Bauer Landing , 2024-0221-Planning

5.2 Applicant's Presentation

Ethan Laman of Upper Canada Consultants provided an overview of the application before Council. A copy is available through the Clerk.

5.3 Public Input

Danny Kasunic raised concerns about whether the increase in traffic on Quaker Road had been adequately considered. He expressed further concerns related to road congestion, limited parking availability, and additional access points. D. Kasunic also questioned how the proposed development would connect with the neighboring subdivision.

Kyle Sager echoed D. Kasunic's concerns regarding traffic, expressing curiosity about how the two developers would collaborate. K. Sager emphasized the need for careful consideration of the connection between developments. Additionally, K. Sager requested an analysis of the current traffic flow on Quaker Road.

The Deputy Clerk stated she checked the clerks@pelham.ca email address at 6:04 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 expressed hope that this proposal would be the final iteration, voicing concern about the upcoming Quaker Road reconstruction project. The Member stressed the importance of ensuring that servicing for the development is completed before the roadwork begins. In response, Ethan Laman, the Agent, confirmed that their engineering team is in contact with the Region to coordinate servicing ahead of the reconstruction.

A Member of Council asked for confirmation that the drainage system is designed to handle a 5-year storm event. Shannon Larocque, Manager of Planning, explained that the functional servicing report will be reviewed and approved by the Public Works department and will be required to meet all relevant engineering guidelines. The Member stated accommodation for a 5-year storm is insufficient.

A Member of Council inquired about the oil/grit separator and its maintenance plan. E. Laman responded that the condominium corporation would adhere to a scheduled maintenance plan. The Member also questioned whether the developer had a containment plan in place for refuse management on the site. S.

Larocque noted she would investigate further, mentioning the possibility of including a clause in the site plan agreement to address this issue.

A Member of Council asked if there had been any efforts to purchase 711 Quaker Road, which appears to be surrounded by the proposed development. E. Laman confirmed that attempts had been made but were unsuccessful. The Member also expressed concern about the aesthetics of 717 Quaker Road, requesting that the setback and configuration be reconsidered. However, the Member expressed satisfaction with the inclusion of smaller units, hoping they would offer more affordable housing options.

A Member of Council raised concerns about the potential for on-street parking, noting that the road appeared narrow. In response, S. Larocque explained that the development would include a fire route and would not feature on-street parking or sidewalks. She stated that parking would be limited to visitor spaces and individual driveways. The Member expressed disappointment in the lack of open park space. S. Larocque stated the adjacent development is in the secondary plan area and parkland remains a priority.

A Member of Council inquired whether the proposed infrastructure on Quaker Road would be sufficient to accommodate the additional units. E. Laman confirmed that the infrastructure design anticipates the development's expected yield. The Member then asked if a traffic study had been conducted. E. Laman responded that no traffic study had been conducted, as it was not required.

5.5 Presentation of Resolutions

Moved By Councillor John Wink

THAT Committee receive Report #2024-221 Application for Zoning By-Law Amendment - Bauer Landing for information as it pertains to File No. AM-07-2024;

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

Moved By Councillor Bob Hildebrandt

THAT Committee receive the verbal presentations made by the public.

Carried

6. Adjournment

The meeting adjourned at 6:18 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

Acting Town Clerk: Sarah Leach