

**Regular Council
Minutes**

Meeting #: C-07/2026
Date: Wednesday, April 8, 2026
Time: 9:00 AM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Mayor Marvin Junkin
Councillor Bob Hildebrandt
Councillor John Wink
Councillor Kevin Ker
Councillor Shellee Niznik
Councillor Brian Eckhardt
Councillor Bryce Brunarski

Staff Present: David Cribbs
Bob Lymburner
Jason Marr
Teresa Quinlin-Murphy
Jennifer Stirton
Vickie vanRavenswaay
Jodi Legros
Sarah Leach
Pamela Duesling
Ryan Cook

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 9:00 a.m.

2. National Anthem

3. Land Recognition Statement

Councillor Wink read the land recognition statement into the record.

4. Approval of the Agenda

Moved By Councillor John Wink

Seconded By Councillor Bob Hildebrandt

BE IT RESOLVED THAT the agenda for the April 8, 2026, regular meeting of Council be adopted, as circulated.

Carried

5. Disclosure of Pecuniary Interests and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

6. Adoption of Council Minutes

Moved By Councillor Brian Eckhardt
Seconded By Councillor Shellee Niznik

BE IT RESOLVED THAT the following minutes be adopted as printed, circulated and read:

1. C-06/2026 Regular Council Meeting - March 25, 2026

Carried

7. Request(s) to Lift Consent Agenda Item(s) for Separate Consideration

Councillor Hildebrandt lifted item 8.4.2 (now item 9.1).

8. Consent Agenda Items to be Considered in Block

Moved By Councillor Bryce Brunarski
Seconded By Councillor Kevin Ker

BE IT RESOLVED THAT the consent agenda items as listed on the April 8, 2026, Council agenda be received and the recommendations contained therein be approved, save and except item 8.4.2:

8.1. Mayoral Directions and Decisions

Strong Mayor Powers were not exercised between the previous agenda's publication and the release of this agenda.

8.2. Staff Reports of a Routine Nature for Information or Action

8.2.1. Additional Residential Units - Response to Additional Public Comments , 2026-0084-Planning

BE IT RESOLVED THAT Council receive memo 2026-0084 "Additional Residential Units – Response to Additional Public Comments" for information.

8.2.2. Housekeeping Zoning Amendment Appeal Update - File No. AM 04-2025, 2026-0085-Planning

BE IT RESOLVED THAT Council receive memo 2026-0085 "Housekeeping Zoning Amendment Appeal Update – File No. AM 04-2025," for information.

8.2.3. 2026 Spongy Moth Report and Invasive Species Management Response, 2026-0078-Public Works

BE IT RESOLVED THAT Council receive report 2026-0078 "2026 Spongy Moth Report and Invasive Species Management Response," for information.

8.2.4. Update on Quaker Road Reconstruction Project, 2026-0072-Public Works

BE IT RESOLVED THAT Council receive report 2026-0027 "Update on Quaker Road Reconstruction Project," for information.

8.3. Information Correspondence

8.3.1. Mary Tucker re: Additional Residential Units in the Town of Pelham

BE IT RESOLVED THAT Council receive the correspondence from Mary Tucker regarding Additional Residential Units in the Town of Pelham, for information.

8.3.2. The Honourable Robert J Flack, Minister of Municipal Affairs and Housing, Correspondence Re: 234-2026-1123 Spring Housing Bill (2026) HoC Notification Letter

BE IT RESOLVED THAT Council receive correspondence from the Honourable Robert J Flack, Minister of Municipal Affairs and Housing re: 234-2026-1123 Spring Housing Bill (2026) HoC Notification Letter, for information.

8.4. Regional Municipality of Niagara Correspondence for Information or Action

8.4.1. Extension of the Niagara Regional Courts Inter-Municipal Agreement (Amendment 3) - Niagara Region

BE IT RESOLVED THAT Council received the correspondence from the Niagara Region dated March 27th, 2026, regarding the Extension of the Niagara Regional Courts Inter-Municipal Agreement, for information.

~~**8.4.2. Niagara Transit Fleet Electrification Strategy and Implementation Roadmap - Niagara Transit Commission**~~

~~**BE IT RESOLVED THAT Council received the correspondence from the Niagara Transit Commission dated February 17th, 2026, regarding the Niagara Transit Fleet Electrification Strategy and Implementation Roadmap, for information.**~~

8.4.3. Niagara Region Motion re: Correspondence from Regional Chair Bob Gale respecting Municipal Governance Reform

BE IT RESOLVED THAT Council received the correspondence from the Niagara Region dated March 27th, 2026, regarding Municipal Governance Reform, for information.

9. Consent Agenda Item(s) Lifted for Separate Consideration, if any

9.1 Niagara Transit Fleet Electrification Strategy and Implementation Roadmap - Niagara Transit Commission

Moved By Councillor Bob Hildebrandt

Seconded By Councillor Kevin Ker

BE IT RESOLVED THAT Council received the correspondence from the Niagara Transit Commission dated February 17th, 2026, regarding the Niagara Transit Fleet Electrification Strategy and Implementation Roadmap, for information;

AND THAT Council request the Niagara Transit Commission to provide fulsome details regarding the Hydrogen Bus Pilot Program commencing August 2026, including costs, infrastructure requirements, operational impacts, environmental considerations, and evaluation metrics by May 15, 2026.

Carried

10. Presentation and Consideration of Reports

10.1 Members of Council Reports

10.2 Staff Reports Requiring Action

10.2.1 Council Vacancy Policy S201-22 Update, 2026-0082-Clerks

Moved By Councillor John Wink

Seconded By Councillor Kevin Ker

**BE IT RESOLVED THAT Council receive report 2026-0082
“Council Vacancy Policy S201-22 Update,” for information;**

**AND THAT Council approve the amended Council Vacancy
Policy S201-22, as appended to this report.**

Carried

11. Unfinished Business

12. New Business

13. Presentation and Consideration of By-Laws

Moved By Councillor John Wink

Seconded By Councillor Kevin Ker

**BE IT RESOLVED THAT the following by-law(s) be read a first, second and
third time and passed:**

**1. By-law 19-2026 - Being a By-law to amend Zoning By-law 4481(2022), as
amended, to Regulate the Use Additional Residential Units within the Town
of Pelham**

**2. By-law 20-2026 - Being a By-law to Delegate Authority to the Chief
Administrative Officer and Certain Officers for Certain Acts During the
Restricted Acts Period, pursuant to Section 275 of the *Municipal Act, 2001*.**

**3. By-law 21-2026 - Being a By-law to set the rates of taxation for the year
2026.**

Carried

14. Motions and Notices of Motion

15. Resolution to Move In Camera

Moved By Councillor Bryce Brunarski

Seconded By Councillor Shellee Niznik

**THAT Council resolve into a Closed Session to consider the following
matters:**

1. Closed Session Report 2026-0054 - Potential Acquisition of Land for Municipal Purposes

A proposed or pending acquisition or disposition of land by the municipality or local board, as per Section 239(2)(c) of the *Municipal Act, 2001*.

Carried

16. Rise From In Camera

Moved By Councillor Shellee Niznik
Seconded By Councillor Bob Hildebrandt

**BE IT RESOLVED THAT Council now reconvene in regular session;
AND THAT Council rise from the In Camera meeting with no report;
AND THAT the Chief Administrative Officer be, and is hereby, authorized to undertake the directions provided during the In Camera meeting held on April 8, 2026.**

Carried

17. Confirming By-Law

Moved By Councillor Brian Eckhardt
Seconded By Councillor Bryce Brunarski

BE IT RESOLVED THAT the following By-law be read a first, second and third time and passed:

Being a By-law No. 22-2026 to Adopt, Ratify and Confirm the proceedings of Council of the Town of Pelham at its regular meeting held on the 08 day of April, 2026.

Carried

18. Adjournment

The meeting adjourned at 10:20 a.m.

Moved By Councillor John Wink
Seconded By Councillor Kevin Ker

BE IT RESOLVED THAT this regular meeting of Council be adjourned until the next regular meeting scheduled for April 22, 2026, at 9:00 a.m.

Carried

Mayor: Marvin Junkin

Acting Town Clerk: Sarah Leach