

**Public Meeting under the Planning Act**  
**Minutes**

Meeting #: PCOW-02/2026  
Date: Wednesday, April 15, 2026  
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 John Wink, Councillor Brian Eckhardt, Councillor Shellee Niznik, Councillor Bryce Brunarski

Staff Present: Jodi Legros, Shannon Larocque, Sarah Leach, Lindsay Richardson, Andrew Edwards, Pamela Duesling

**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**

Deputy Mayor Eckhardt read the land recognition into the record.

**3. Opening Presentation**

The Clerk provided opening remarks.

**4. Adoption of Agenda**

**Moved By** Councillor John Wink

**THAT the agenda for the April 15, 2026, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.**

**Carried**

**5. Disclosure of Pecuniary Interest and General Nature Thereof**

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

**6. Planning Act Application: 920 Kilman Road - Zoning By-law Amendment AM-02-2026**

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

**6.1 Planning Report and Presentation**

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.

**6.1.1 Statutory Public Meeting Report - AM-02-2026 - 920 Kilman Road - Information Report, 2026-0083-Planning**

**6.2 Applicant Presentation**

The applicant offered no comments.

**6.3 Public Input**

No members of the public were in attendance. The Clerk 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.

**6.4 Committee Input**

Councillor Niznik confirmed that the applicable zoning prohibits residential development. Andrew Edwards, Town Planner, confirmed that this restriction is standard practice for lands designated as prime agricultural areas.

Deputy Mayor Eckhardt sought clarification from the applicant that they were not taken by surprise by the requirement for an Agricultural Purposes Only (APO) condition as part of the severance. The applicant confirmed that they were aware of the requirement, noting that there were no alternative options in this area. The applicant further explained that a family member intends to purchase the dwelling only, and not the associated agricultural lands.

**6.5 Presentation of Resolutions**

**Moved By** Councillor Bob Hildebrandt

**THAT Committee receive report 2026-0083 “Information Report – Application for Zoning By-law Amendment – 920 Kilman Road” as it pertains to file no. AM-02-2026;**

**AND THAT Committee directs Planning Staff to prepare the By-law for Director of Community Planning and Development approval.**

**Carried**

**7. Adjournment**

The meeting adjourned at 5:48 p.m.

**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 Clerk: Sarah Leach