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## COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

February 6, 2024, 6:00 p.m.

Council Members Present: Councillor Tim Balasiuk, Councillor Gary Burroughs, Councillor Maria Mavridis, Councillor Sandra O'Connor, Councillor Nick Ruller, Councillor Adriana Vizzari, Councillor Erwin Wiens, Lord Mayor Gary Zalepa

Council Members Absent: Councillor Wendy Cheropita

Staff Present: Shaunna Arenburg - Deputy Clerk, Kirsten McCauley - Director of Community and Development Services, Jay Plato - Fire Chief, Kyle Freeborn - Director of Corporate Services/ Treasurer, Grant Bivol - Town Clerk/Manager of Legislative Services, Bruce Zvaniga, CAO (Interim)

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### 1. CALL TO ORDER

Councillor Balasiuk called the meeting to order at 6:08 p.m.

### 2. ADOPTION OF AGENDA

The following Council members requested to speak under New Business:

- Councillor O'Connor

Moved by: Lord Mayor Gary Zalepa

That the agenda be adopted as amended.

### APPROVED

### 3. CONFLICT OF INTEREST

#### Councillor Maria Mavridis - CONFLICT OF INTEREST

Declared a non-pecuniary interest with Item 8.2 - 524 York Road – Official Plan Amendment Application (OPA-03-2021) and Zoning By-law Amendment (ZBA-07-2021), CDS-24-016 as her family owns the property.

#### **4. PUBLIC MEETING**

##### **4.1 File - OPA-1-2024 - Character Study Official Plan Amendment - CDS-24-029**

Director of Community and Development Services Kirsten McCauley introduced the Character Study and Tim Smith from Urban Strategies.

Tim Smith from Urban Strategies presented the Character Study.

Due to technical difficulties Council recessed at 6:27 p.m.

Council resumed at 6:31 p.m.

Tim Smith from Urban Strategies resumed his presentation.

Mr. Smith answered questions of clarification from Council.

Elizabeth Masson, 322 Simcoe Street - author of a four part series on the history of the Rand Estate that was published in the Lake Report in 2021, spoke about the heritage features including the Randwood wall and the importance of maintaining it, the garden around the Rand swimming pool was designed in approximately 1925 and the importance of maintaining horticultural features, proposed Council invite Mr. Marotta to donate the property to the Town.

Gracia Janes, 261 King St - On behalf of the Niagara-on-the-Lake Conservancy - expressed that the protective recommendations are hindered by the development of a subdivision, concerned with the intensification of the area and the need to protect the heritage attributes, believes this decision will set a precedent regarding Cultural Heritage, Landscapes and Environmental Heritage Resources in the Town

Dana Anderson, 12 James Street North - presented on behalf of Save Our Randwood Estate (SORE) - expressed that the study, the process, and the recommendations have been extremely well done, requested minor edits related to the proposed OPA that was in a letter sent to Council and requested clarification related to the axial walkway. Recommended that the Official Plan Amendment proposed with the edits be adopted as an amendment to the current Official Plan and be forwarded to the Region prior to approval.

David Riley, Partner at SGL Planning and Design, - 1547 Bloor St. West - presented on behalf of Two Sisters Resorts Corp, which are the owners of 144 and 176 John St, as well as Solmar Niagara - confirmed the study and the proposed OPA will not apply to the existing applications and appeals at

these addresses, noted that the outcome of the OLT Hearing could impact the draft policies that are proposed in the OPA. Requested that Council defer any decision on the OPA until after the OLT decision on the current applications and appeals.

Councillor Vizzari lifted item 9.1 Information Report Character Study Official Plan Amendment - OPA-1-2024 - CDS-24-029 for discussion.

Council asked questions and discussed the report.

Moved by: Councillor Nick Ruller

That Information Report Character Study Official Plan Amendment - OPA-1-2024 - CDS-24-029 be received.

### **APPROVED**

## **5. DELEGATIONS**

### **5.1 Non-Agenda Delegations**

### **5.2 Agenda Delegations**

## **6. RESPONSE TO DELEGATIONS**

## **7. PRESENTATIONS**

## **8. CONSENT AGENDA**

### **8.1 431 Line 2 Road**

#### **Zoning By-law Amendment ZBA-24-2023, CDS-24-014**

Moved by: Councillor Sandra O'Connor

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-24-2023) for lands known municipally as 431 Line 2 Road be approved as detailed in this report; and
2. The draft Zoning By-law Amendment, attached as **Appendix IV** to this report, be forwarded to Council for adoption.

### **APPROVED**

### **8.2 524 York Road – Official Plan Amendment Application (OPA-03-2021) and Zoning By-law Amendment (ZBA-07-2021), CDS-24-016**

Councillor Mavridis left at 7:18 p.m. due to a declared conflict.

Council asked questions and discussed the report.

Moved by: Lord Mayor Gary Zalepa

That:

1. The application for Official Plan Amendment (File No. OPA-03-2021) for lands municipally known as 524 York Road, be approved as detailed in this report;
2. The application for Zoning By-law Amendment (File No. ZBA-07-2021) for lands municipally known as 524 York Road, be approved as detailed in this report;
3. The draft Official Plan Amendment, attached as **Appendix IV** to this report, be forwarded to Council for adoption; and
4. The draft Zoning By-law Amendment, attached as **Appendix V** to this report, be forwarded to Council for adoption.

## **APPROVED**

### **9. INFORMATION PACKAGES**

#### **9.1 Information Report Character Study Official Plan Amendment - OPA-1-2024 - CDS-24-029**

This item was lifted and received under item 4.1.

### **10. NEW BUSINESS**

Councillor Mavridis returned to the meeting at 7:36 p.m.

Councillor O'Connor asked questions regarding development applications and refunds and provided a notice of motion.

### **11. ADJOURNMENT**

Moved by: Councillor Gary Burroughs

That Council adjourn at 7:39 p.m. to the next Committee of the Whole – General Meeting of February 13, 2024, and if a special meeting is required, it will be held at the call of the Lord Mayor.

## **APPROVED**

The video for the remainder of February 6, 2024 Special Council Meeting follows adjournment.

The Special Council Meeting resumed at 7:50 p.m.