



COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

March 5, 2024, 6:00 p.m.

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

Council Members Absent: Lord Mayor Gary Zalepa

Staff Present: Shannon Mista – Legislative and Committees Coordinator, 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)

1. CALL TO ORDER

Councillor Burroughs called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA

The following Councillors requested to speak under New Business:

- Councillor O'Connor
- Councillor Cheropita

Moved by: Councillor Wendy Cheropita

That the agenda be adopted as amended.

APPROVED

3. CONFLICT OF INTEREST

None were declared.

4. PUBLIC MEETING

There were none.

5. DELEGATIONS

5.1 Non-Agenda Delegations

5.1.1 Mike Pearsall - Pedestrian Safety in St. Davids

Mike Pearsall and John Garnder requested that sidewalks be installed at York Road at Four Mile Creek Road to Lions Park and from Four Mile Creek Road to Millpond and the Post Office.

They also presented on Pedestrian Crossing Safety and the cost of having a crosswalk installed in the area of David Secord Drive.

5.2 Agenda Delegations

5.2.1 Stephen Bedford - Support of 455 William Street Subdivision Agreement - CDS-24-027

Stephan Bedford from Landx Developments Inc. was present to speak in favour of report CDS-24-027 - 455 William Street Subdivision Agreement and answered clarifying questions from Council.

6. RESPONSE TO DELEGATIONS

Council discussed and asked questions regarding pedestrian safety and the request for a crosswalk and sidewalks.

Moved by: Councillor Sandra O'Connor

That staff be directed to provide a report to council that includes the background on the sidewalk networks and pedestrian crossover options presented by the delegates, and that consideration be given to including potential solutions as part of the 2025 capital program recognizing that this initiative must be done in conjunction with the region.

APPROVED

7. PRESENTATIONS

There were no presentations.

8. CONSENT AGENDA

8.1 455 William Street Subdivision Agreement - Zoning By-law Amendment (ZBA-03-2024) - Removal of Holding Symbol - CDS-24-027

Councillor O'Connor discussed the protection of the trees on the boulevard owned by the Region.

Staff were recognized for working with the residents to ensure as many trees as possible were saved.

Director Kirsten McCauley gave an overview of what the removal of the holding entails.

Moved by: Councillor Wendy Cheropita

That:

1.1 Council approve the Subdivision Agreement, attached as Appendix IV to this report, for lands described as the 455 William Street Subdivision (File 26T-18-20-02) on the north side of William Street and east of Circle Street, and shown on the Preliminary Plan of Subdivision attached as Appendix II to this report, and that the Lord Mayor and Clerk be authorized to execute the Subdivision Agreement;

1.2 The Zoning By-law Amendment Application (File ZBA-03-2024) to remove the Holding (H) symbol from the site-specific Zoning By-law on the subject lands be approved; and

1.3 The draft Zoning By-law Amendment, attached as Appendix V to this report, be forwarded to Council for adoption.

APPROVED

8.2 Site Plan By-law Update - CDS-24-030

Councillor Cheropita suggested that the Site Plan By-law Update Report - CDS-24-030 be presented at relevant Committees in the future for the Committee Member's information.

Director McCauley provided an overview of the report.

Moved by: Councillor Wendy Cheropita

That:

1.1 Council approves the Site Plan Control By-law update, attached as Appendix I to this report;

1.2 The updated Site Plan Control By-law be forwarded to Council for adoption; and

1.3 Council repeals the existing Site Plan Control By-law 3622-02, and Amendments 3622A-06, 3622B-12 and 3622C-14 thereto.

APPROVED

9. INFORMATION PACKAGES

9.1 Annual Planning and Building Monitoring Report - 2023-CDS-24-043

Councillor Cheropita suggested that the Annual Planning and Building Monitoring Report - 2023 - CDS-24-043 be presented at certain Committees in the future for the Committee's information.

Director McCauley answered clarifying questions on the building permit process.

Moved by: Councillor Sandra O'Connor

That item 9.1 - Annual Planning and Building Monitoring Report - 2023-CDS-24-043 be received.

APPROVED

9.2 The Niagara Region Email re: Tree and Forest Canopy Project

Councillor O'Connor gave an overview of the Tree and Forest Canopy Project.

Moved by: Councillor Sandra O'Connor

That item 9.2 - The Niagara Region Email re: Tree and Forest Canopy Project be received.

APPROVED

9.3 Petition: St. David's Roundabout

Councillor Vizzari spoke on the Petition that has been going around about the St. David's Roundabout and requested that this information be sent to the Region.

Council discussed sending the information about the roundabout to the Region.

Moved by: Councillor Sandra O'Connor

That Council receive the petition from the St. Davids Ratepayers Association and forward the petition to the Region along with Council's August 2022 motion, again requesting such a meeting to discuss the intersection at St. Davids.

APPROVED

10. NEW BUSINESS

The following items were discussed under new business:

- World Water Day is March 22, 2024, and the Niagara Region is offering a free tour at the Grimsby Plant.
- The Irrigation infrastructure funding support letter
- Councillor O'Connor requested written information on this item.
- Councillor Wiens advised he will provide an executive summary regarding the request prior to March Council.
- OnDemand Transit questions and feedback from residents.

11. ADJOURNMENT

Moved by: Councillor Nick Ruller

That Council adjourn at 7:51 p.m. to the next Committee of the Whole – General Meeting of March 19, 2024, and if a special meeting is required, it will be held at the call of the Lord Mayor.

APPROVED