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## COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

**April 9, 2024, 5:30 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, Lord Mayor Gary Zalepa

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 Burroughs called the meeting to order at 5:30 p.m.

### 2. ADOPTION OF AGENDA

The following members requested to speak under New Business:

- Councillor O'Connor
- Councillor Erwin Wiens

Moved by: Lord Mayor Gary Zalepa

That the agenda be adopted as amended.

### APPROVED

### 3. CONFLICT OF INTEREST

None were declared.

### 4. DELEGATIONS

#### 4.1 Non-Agenda Delegations

4.1.1 Regional Councillor Andrea Kaiser and Frank Tassone, Director of Transportation - Quarterly Regional Update

Regional Councillor Kaiser introduced Director of Transportation Frank Tassone.

Director Tassone provided a 5 Year Overview (2024) of Capital Projects.

Director Tassone answered questions from Council.

**5. PUBLIC MEETING**

**5.1 File ZBA-12-2023 - 976 York Road - Report CDS-24-054**

Victoria Nikoltcheva, Planner II gave a presentation on File ZBA-12-2023 - 976 York Road.

Council had no questions.

The applicant did not present. Council had no questions.

Item 10.1 lifted for discussion by Councillor Mavridis.

Moved by: Councillor Maria Mavridis

That Information Report - Public Meeting - 976 York Road (ZBA-12-2023) - CDS-24-054 be received.

**APPROVED**

**5.2 File ZBA-25-2023 - 95 Johnson Street - Report CDS-24-052**

John Federici, Senior Planner gave a presentation on File ZBA-25-2023 - 95 Johnson Street.

Council asked questions of clarification.

Susan Wheeler, the agent for the application, gave a presentation on 95 Johnson St.

Council had no questions.

Item 10.2 lifted for discussion by Councillor Balasiuk

Moved by: Councillor Wendy Cheropita

That Information Report - Public Meeting - 95 Johnson Street (ZBA-25-2023) - CDS-24-052 be received.

**APPROVED**

**5.3 File ZBA-01-2024 - 1320 Niagara Stone Road - Report CDS-24-053**

Mark Chuang, Planner II, gave a presentation on File ZBA-01-2024 - 1320 Niagara Stone Road.

Council asked questions of clarification.

Stephen Bedford, the agent for the application, gave a presentation on 1320 Niagara Stone Rd.

Council had no questions.

Item 10.3 lifted for discussion by Lord Mayor Zalepa.

Moved by: Lord Mayor Gary Zalepa

That Information Report - 1320 Niagara Stone Road - ZBA-01-2024 - CDS-24-053 be received.

**APPROVED**

**5.4 File ZBA-02-2024, 26T-18-24-02, 26CD-18-24-01 - Konik Estates P2 - Report CDS-24-047**

Aimee Alderman, Senior Planner, gave a presentation on File ZBA-02-2024, 26T-18-24-02, 26CD-18-24-01 - Konik Estates P2.

Council asked questions of clarification.

William Heikoop agent for the application gave a presentation on Konik Estates P2.

Council asked questions of clarification.

Sandra Dimatteo, 103 Homestead Dr. - expressed concerns with stormwater drainage and management, flooding issues and damages, current homes in phase one are experiencing issues with flooding, drainage and the sump pumps are constantly running. Requested it be moved back from the property line to allow for better drainage.

Ken Burr, 23 Riesling Dr. - spoke to the loss of trees along Line 2, the loss of birds and recommended another study to examine the nesting and bird species being affected, flooding issues, construction equipment on the roads both the traffic and the potential damage, traffic on Frontier Dr. and Line 2, concerns with the fencing dividing the subdivision.

Neil Boyer, 49 Frontier Dr. - discussed concerns with the construction equipment accessing the site, increased traffic, flooding, storm water management and the removal of the trees.

James Webber, 54 Frontier Dr. - agreed with the statements made before him and added concerns with disturbing the wildlife, and the volume and safety of traffic surrounding Crossroads school.

Blake and Brenda Quies - agree with the comments made by those before them.

Carl Peterson, 16 Riesling Dr. - concurs with the comments made by those before him and spoke to the environmental impact. Discussed how the environmental assessment is deficient, tree plantation is home to numerous migratory birds, assessment does not reference the Migratory Birds Convention Act, Endangered Species Act or Fish and Wildlife Conservation Act.

Joanna Dayaram, 6 Spring Crest Lane - concerns with cash in lieu of parkland, protection of the tree canopy, claims clauses being put into buyers purchase agreements that prevent them from raising concerns with tree removal and environmental impact to Council, concerns with tree plantation and preserving wildlife.

Mary Beccario, 1504 Concession 6 Rd - agreed with the comments made before her, expressed concerns with tree removal, increased traffic, speeding and the safety of children and pedestrians in the neighbourhood.

Item 10.4 lifted for discussion by Councillor Cheropita.

Moved by: Lord Mayor Gary Zalepa

That Information Report - Public Meeting - Konik Estates P2 (ZBA-02-2024, 26T-18-24-02, 26CD-18-24-01) - CDS-24-047 be received.

**APPROVED**

## **6. DELEGATIONS CONTINUED**

### **6.1 Agenda Delegations**

6.1.1 Ethan Laman and William Heikoop, Upper Canada Consultants - Item 9.1 - Opulence Subdivision - OPA-05-2023, ZBA-14-2023, 26T-18-23-01 - Recommendation Report - CDS-23-215

Councillor Mavridis left the meeting at 8:13 p.m.

Ethan Laman, Planner and William Heikoop, Planning Manager with Upper Canada Consultants, and the Gatta family spoke in favour of the Staff recommendations and provided additional details about the project.

Council asked questions of clarification.

- 6.1.2 Martin Quick - Item 9.1 - Opulence Subdivision - OPA-05-2023, ZBA-14-2023, 26T-18-23-01 - Recommendation Report - CDS-23-215

Martin Quick spoke against the Staff recommendations and urged Council to reject the project.

- 6.1.3 Michael Maves - Item 9.1 - Opulence Subdivision - OPA-05-2023, ZBA-14-2023, 26T-18-23-01 - Recommendation Report - CDS-23-215

Micheal Maves spoke against the Staff recommendations and urged Council to reject the project.

## **7. RESPONSE TO DELEGATIONS**

Moved by: Lord Mayor Gary Zalepa

That the delegations be received.

**APPROVED**

## **8. PRESENTATIONS**

## **9. CONSENT AGENDA**

### **9.1 Opulence Subdivision - OPA-05-2023, ZBA-14-2023, 26T-18-23-01 - Recommendation Report - CDS-23-215**

Lord Mayor Zalepa lifted the report for discussion.

Council discussed and asked questions about the report.

Moved by: Lord Mayor Gary Zalepa

That:

1. The Application for Official Plan Amendment (File No. OPA-05-2023) for lands located north of Hickory Avenue (south portion) and

west of Tanbark Road (Opulence) be approved, and the draft Official Plan Amendment, attached as **Appendix IV** to this Report, be forwarded to Council for adoption;

2. The Application for Zoning By-law Amendment (File No. ZBA-14-2023) for lands located north of Hickory Avenue (south portion) and west of Tanbark Road (Opulence) be approved, and the draft Zoning By-law Amendment, attached as **Appendix V** to this Report, be forwarded to Council for adoption;
3. The Application for Draft Plan of Subdivision (File No. 26T-18-23-01) for lands located north of Hickory Avenue (south portion) and west of Tanbark Road (Opulence), attached as **Appendix I** to this Report, be approved, subject to the conditions of final approval contained in **Appendix VI** to this Report; and,
4. The Lord Mayor be authorized to endorse the Draft Plan of Subdivision for lands located north of Hickory Avenue (south portion) and west of Tanbark Road (Opulence), as approved, 20 days after notice of Council's decision has been given, provided that no appeals have been received.

## **APPROVED**

### **10. INFORMATION PACKAGES**

#### **10.1 Information Report - Public Meeting - 976 York Road (ZBA-12-2023) - CDS-24-054**

This item was lifted and received under item 5.1.

#### **10.2 Information Report - Public Meeting - 95 Johnson Street (ZBA-25-2023) - CDS-24-052**

This item was lifted and received under item 5.2.

#### **10.3 Information Report - 1320 Niagara Stone Road - ZBA-01-2024 - CDS-24-053**

This item was lifted and received under item 5.3.

#### **10.4 Information Report - Public Meeting - Konik Estates P2 (ZBA-02-2024, 26T-18-24-02, 26CD-18-24-01) - CDS-24-047**

This item was lifted and received under item 5.4.

**11. NEW BUSINESS**

Councillor O'Connor gave a Notice of Motion concerning the Audit and Finance Committee.

Councillor Wiens gave a Notice of Motion concerning a reconsideration of the motion to appeal the decision regarding 332 Johnson St.

**12. ADJOURNMENT**

Moved by: Councillor Wendy Cheropita

That this Committee adjourn at 8:58 p.m. to the next regular Committee of the Whole - General meeting of April 16, 2024 and if a special meeting is required, it will be held at the call of the Lord Mayor.

**APPROVED**