



COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

July 16, 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 Adriana Vizzari, Councillor Erwin Wiens, Lord Mayor Gary Zalepa

Council Members Absent: Councillor Nick Ruller

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)

1. CALL TO ORDER

Councillor Vizzari called the meeting to order at 6 p.m.

2. ADOPTION OF AGENDA

The following members requested to speak under New Business:

- Councillor Burroughs

Moved by: Councillor Gary Burroughs

That the agenda be adopted as amended.

APPROVED

3. CONFLICT OF INTEREST

Councillor Sandra O'Connor - CONFLICT OF INTEREST

Declared a conflict with item 4.1 - File ZBA-08-2024 - 242 Ricardo Street - Report CDS-24-105 as she lives within the notification area.

4. PUBLIC MEETING

4.1 File ZBA-08-2024 - 242 Ricardo Street - Report CDS-24-105

Councillor O'Connor left the meeting at 6:03 p.m. due to a declared conflict.

Victoria Nikoltcheva, Planner II gave a presentation on File ZBA-08-2024 - 242 Ricardo Street.

Council asked questions of clarification.

Jennifer Vida, the agent for the application, gave a presentation on 242 Ricardo Street.

Council asked questions of clarification.

No public speakers came forward for this item.

9.1 Information Report - Public Meeting - 242 Ricardo Street (ZBA-08-2024) - CDS-24-105

Councillor Mavridis lifted the report for discussion

Moved by: Councillor Tim Balasiuk

That item 9.1 - Information Report - Public Meeting - 242 Ricardo Street (ZBA-08-2024) - CDS-24-105 be received.

APPROVED

4.2 File ZBA-07-2024 - 15608 and 15618 Niagara River Parkway - Report CDS-24-110

Councillor O'Connor returned to the meeting at 6:17 p.m.

John Federici, Senior Planner gave a presentation on File ZBA-07-2024 - 15608 and 15618 Niagara River Parkway.

Council asked questions of clarification.

Aaron Butler, the agent for the application, did not have a presentation but came forward to answer questions.

Council asked questions of clarification.

No public speakers came forward for this item.

9.2 Information Report - Public Meeting -15608 and 15618 Niagara River Parkway (ZBA-07-2024) - CDS-24-110

Councillor Wiens lifted the report for discussion.

Moved by: Councillor Erwin Wiens

That item 9.2 - Information Report - Public Meeting -15608 and 15618 Niagara River Parkway (ZBA-07-2024) - CDS-24-110 be received.

APPROVED

5. DELEGATIONS

5.1 Non-Agenda Delegations

5.2 Agenda Delegations

5.2.1 John Gibson - Item 8.2 - 187 Queen Street Zoning By-law Amendment ZBA-05-2024, CDS-24-104

John Gibson discussed his reasons for opposing the zoning by-law amendment proposed at 187 Queen St.

Council had no questions.

5.2.2 Gracia Janes - Item 8.2 - 187 Queen Street Zoning By-law Amendment ZBA-05-2024, CDS-24-104

Gracia Janes discussed her reasons for opposing the zoning by-law amendment proposed at 187 Queen St.

Council had no questions.

5.2.3 Ken Burr - Item 8.3 - Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123

Ken Burr discussed his reasons for opposing phase 2 of the subdivision proposed at Konik Estates.

Council had no questions.

5.2.4 Catherine Lowrey - Item 8.3 - Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123

Catherine Lowrey discussed her reasons for opposing phase 2 of the subdivision proposed at Konik Estates.

Council had no questions.

- 5.2.5 Ellen Qualls - Item 8.3 - Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123

Ellen Qualls discussed her reasons for opposing phase 2 of the subdivision proposed at Konik Estates.

Council had no questions.

- 5.2.6 William Heikoop - Item 8.3 - Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123

William Heikoop, the agent for the application, spoke in support of Staff's recommendations and requested Council's approval.

Council asked questions of clarification.

6. **RESPONSE TO DELEGATIONS**

Moved by: Councillor Wendy Cheropita

That item 8.2 - 187 Queen Street Zoning By-law Amendment ZBA-05-2024, CDS-24-104 and item 8.3 - Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123 be lifted for discussion.

APPROVED

8.2 187 Queen Street Zoning By-law Amendment ZBA-05-2024, CDS-24-104

Council discussed and asked questions about the report.

Moved by: Lord Mayor Gary Zalepa

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-05-2024) for lands known municipally as 187 Queen Street **BE APPROVED**, for reasons outlined 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

8.3 Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123

Council discussed the report and asked questions of clarification.

Moved by: Councillor Sandra O'Connor

That Council remove the cash in lieu of parkland and direct that an area is calculated for the size of the development and refer the report back to the planning department to determine the appropriate location and the respective size.

DEFEATED

Moved by: Councillor Erwin Wiens

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-02-2024) for lands located north of Line 2 Road, east of Concession 6 Road, south of Homestead Drive, and west of Frontier Drive (Konik Estates Phase 2) **BE APPROVED**, and the draft Zoning By-law Amendment, attached as **Appendix V** to this Report, be forwarded to Council for adoption;
2. The Application for Draft Plan of Subdivision (File No. 26T-18-24-02) for lands located north of Line 2 Road, east of Concession 6 Road, south of Homestead Drive, and west of Frontier Drive (Konik Estates Phase 2), attached as **Appendix I** to this Report, subject to the conditions of final approval contained in **Appendix VI** to this Report, **BE APPROVED**;
3. The Application for Draft Plan of Condominium (File No. 26CD-18-24-01) for lands located north of Line 2 Road, east of Concession 6 Road, south of Homestead Drive, and west of Frontier Drive (Konik Estates Phase 2), attached as **Appendix II** to this Report, subject to the conditions of final approval contained in **Appendix VII** to this Report, **BE APPROVED**;

4. The Lord Mayor be authorized to **ENDORSE** the Draft Plan of Subdivision for lands located north of Line 2 Road, east of Concession 6 Road, south of Homestead Drive, and west of Frontier Drive (Konik Estates Phase 2), as approved, 20 days after notice of Council's decision has been given, provided that no appeals have been received; and,
5. The Lord Mayor be authorized to **ENDORSE** the Draft Plan of Vacant Land Condominium for lands located north of Line 2 Road, east of Concession 6 Road, south of Homestead Drive, and west of Frontier Drive (Konik Estates Phase 2), as approved, 20 days after notice of Council's decision has been given, provided that no appeals have been received.

APPROVED

7. PRESENTATIONS

There were none.

8. CONSENT AGENDA

8.1 308 Four Mile Creek Road - OPA-08-2023, ZBA-18-2023, 26CD-18-23-01, CDS-24-085

Council discussed the report and asked questions of clarification.

Moved by: Councillor Erwin Wiens

That:

1. The Application for Official Plan Amendment (File No. OPA-08-2023) for lands municipally known as 308 Four Mile Creek Road, **BE APPROVED**, and that 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-18-2023) for lands municipally known as 308 Four Mile Creek Road, **BE APPROVED**, and that 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 Vacant Land Condominium (26CD-18-23-01) for lands municipally known as 308 Four Mile Creek

Road, attached as **Appendix I** to this report, **BE APPROVED** subject to the conditions contained in **Appendix VI** to this report; and

4. The Lord Mayor be authorized to **ENDORSE** the Draft Plan of Vacant Land Condominium for 308 Four Mile Creek Road, as approved, 20 days after notice of Council's decision has been given, provided that no appeals have been received.

APPROVED

8.2 187 Queen Street Zoning By-law Amendment ZBA-05-2024, CDS-24-104

This item was lifted and voted on under item 6 - Response to Delegations.

8.3 Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-123

This item was lifted and voted on under item 6 - Response to Delegations.

9. INFORMATION PACKAGES

9.1 Information Report - Public Meeting - 242 Ricardo Street (ZBA-08-2024) - CDS-24-105

This item was lifted and received under item 4.1.

9.2 Information Report - Public Meeting -15608 and 15618 Niagara River Parkway (ZBA-07-2024) - CDS-24-110

This item was lifted and received under item 4.2.

9.3 Draft Glendale Secondary Plan and Urban Design Guidelines - CDS-24-125

Council discussed the report and asked questions of clarification.

Moved by: Councillor Erwin Wiens

That item 9.3 - Draft Glendale Secondary Plan and Urban Design Guidelines - CDS-24-125 be received.

APPROVED

9.4 Delegated Authority By-law, Heritage Planning for Heritage Permits - CDS-24-097

Council discussed the report and asked questions of clarification.

Moved by: Councillor Erwin Wiens

That item 9.4 - Delegated Authority By-law, Heritage Planning for Heritage Permits - CDS-24-097 be received.

APPROVED

10. NEW BUSINESS

The following items were discussed under New Business:

- Meeting with Transport Canada
- Infrastructure
- Tanbark Road stormwater runoff
- Transportation Master Plan

Council requested that Staff look into arranging a workshop on the Transportation Master Plan with the consultant.

11. ADJOURNMENT

Moved by: Councillor Wendy Cheropita

That this Committee adjourn at 8:36 p.m. to the next regular Committee of the Whole - General meeting of July 23, 2024 and if a special meeting is required, it will be held at the call of the Lord Mayor.

APPROVED