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## COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

September 10, 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)

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### 1. CALL TO ORDER

Councillor O'Connor called the meeting to order at 6 p.m.

### 2. ADOPTION OF AGENDA

The following members requested to speak under New Business:

- Councillor Burroughs
- Councillor Cheropita
- Councillor Wiens
- Councillor O'Connor

Moved by: Councillor Gary Burroughs

That the agenda be adopted as amended.

**APPROVED**

### **3. CONFLICT OF INTEREST**

#### **Councillor Sandra O'Connor - 242 Ricardo Street - ZBA-08-2024 Recommendation Report - CDS-24-142**

Declared a conflict with item 8.2 - 242 Ricardo Street - ZBA-08-2024 -  
Recommendation Report - CDS-24-142 as she lives in the immediate area.

### **4. PUBLIC MEETING**

#### **4.1 File ZBA-09-2024, OPA-03-2024, 26CD-18-24-03 - 1570 Niagara Stone Road - Report CDS-24-146**

John Federici, Senior Planner gave a presentation on File ZBA-09-2024,  
OPA-03-2024, 26CD-18-24-03 - 1570 Niagara Stone Road - Report CDS-  
24-146.

Council asked questions of clarification.

Emilio Raimondo, the Architect for the application, gave a presentation on  
1570 Niagara Stone Road.

Council asked questions of clarification.

Kenneth Enns, 681 Penner St. - spoke about the Townhouses, concerns  
with density, and with the removal of the trees, requested the cedar tree by  
Unit 14 (tree 50) be kept, and expressed concerns with the size of  
apartment building.

Dorothy Froese, 5 Elden Street indicated she had no concerns with  
Townhouses but identified concerns with the apartment building including  
height, density, parking, safety and lack of privacy for surrounding homes.  
She requested the development consider single family homes and that  
Council refuse the zoning change.

Nathan Cherney, 10 Field Road noted concerns with traffic, property  
setbacks, removal of mature trees, and a lack of privacy that the  
development will create.

Ingrid Regeer, Garden Court, Unit 13 noted concerns with height, noise  
from construction, lack of parking, and traffic. She would like Council to  
consider underground parking.

#### **4.2 File ZBA-10-2024 - 216 and 224 Hunter Road - Report - CDS-24-133**

Connor MacIsaac, Planner II gave a presentation on File ZBA-10-2024 -  
216 and 224 Hunter Road - Report - CDS-24-133.

Council asked questions of clarification.

Mary Lou Tanner, NPG Planning Solutions thanked the Staff and Public for their assistance with the application and requested Council's support of the report.

Kevin Leicht, 230 Hunter Rd. spoke about the chicken coop and metal clad building and requested confirmation that the buildings would be removed.

Planner Maclsaac confirmed the barn will not be used for agricultural purposes and reviewed the conditions of consent.

Council asked questions of clarification.

**ZBA-10-2024 - 216 and 224 Hunter Road - Recommendation Report - CDS-24-133**

Moved by: Councillor Gary Burroughs

That item 8.3 ZBA-10-2024 - 216 and 224 Hunter Road - Recommendation Report - CDS-24-133 be lifted for discussion.

**APPROVED**

Moved by: Councillor Gary Burroughs

That the Application for Zoning By-law Amendment (File No. ZBA-10-2024) for lands known municipally as 216-224 Hunter Road BE APPROVED, for reasons outlined in this report and the draft Zoning By-law Amendment, attached as Appendix IV, be forwarded to Council for adoption.

**APPROVED**

**4.3 File ZBA-11-2024 - 181 Hunter Road - Report - CDS-24-134**

Connor Maclsaac, Planner II gave a presentation on File ZBA-11-2024 - 181 Hunter Road - Report - CDS-24-134

Council asked questions of clarification.

Robert Schmidt, NPG Planning, representing the applicant, spoke in support of the presentation given by Connor Maclsaac and was available for questions.

Council had no questions.

**ZBA-11-2024 - 181 Hunter Road - Recommendation Report - CDS-24-134**

Moved by: Councillor Wendy Cheropita

That item 8.4 - ZBA-11-2024 - 181 Hunter Road - Recommendation Report - CDS-24-134 be lifted for discussion.

**APPROVED**

Moved by: Councillor Maria Mavridis

That the Application for Zoning By-law Amendment (File No. ZBA-11-2024) for lands known municipally as 181 Hunter Road BE APPROVED, for reasons outlined in this report, and the draft Zoning By-law Amendment, attached as Appendix IV, be forwarded to Council for adoption.

**APPROVED**

**4.4 File ZBA-12-2024 - 855 Line 2 Road - Report - CDS-24-136**

Connor Maclsaac, Planner II gave a presentation on File ZBA-12-2024 - 855 Line 2 Road - Report - CDS-24-136.

Council asked questions of clarification.

Robert Schmidt, NPG Planning, representing the applicant, spoke in support of the presentation given by Connor Maclsaac and was available for questions.

Council had no questions.

**ZBA-12-2024 - 855 Line 2 Road - Recommendation Report - CDS-24-136**

Moved by: Councillor Maria Mavridis

That item 8.5 - ZBA-12-2024 - 855 Line 2 Road - Recommendation Report - CDS-24-136 be lifted for discussion.

**APPROVED**

Moved by: Councillor Maria Mavridis

That the Application for Zoning By-law Amendment (File No. ZBA-12-2024) for lands known municipally as 855 Line 2 Road BE APPROVED, for reasons outlined in this report, and that the draft Zoning By-law

Amendment, attached as Appendix IV, be forwarded to Council for adoption.

**APPROVED**

**5. DELEGATIONS**

**5.1 Non-Agenda Delegations**

**5.2 Agenda Delegations**

5.2.1 Richard Ellis - Item 8.1 223 and 227 Mary Street, OPA-04-2022, ZBA-23-2022, CDS-24-108, spoke in opposition of the 223 and 227 Mary Street report.

Council had no questions.

5.2.2 Jesse Auspitz, NPG Planning Solutions - Item 8.1 223 and 227 Mary Street, OPA-04-2022, ZBA-23-2022, CDS-24-108

Jesse Auspitz, NPG Planning Solutions presented the design changes made to the proposed building at 223 and 227 Mary Street.

Council asked questions of clarification.

Councillor Mavridis assumed the chair at 8:06 p.m. to allow Councillor O'Connor to ask questions of clarity. Councillor O'Connor resumed the chair at 8:08 p.m.

**6. RESPONSE TO DELEGATIONS**

Council discussed and asked questions in response to the comments from the delegates regarding 223 and 227 Mary Street, OPA-04-2022, ZBA-23-2022, CDS-24-108.

**7. PRESENTATIONS**

There were none.

**8. CONSENT AGENDA**

**8.1 223 and 227 Mary Street - OPA-04-2022, ZBA-23-2022 - CDS-24-108**

Council asked questions on the report.

Councillor Mavridis assumed the chair at 8:38 p.m. to allow Councillor O'Connor to ask questions of clarity. Councillor O'Connor resumed the chair at 8:42 p.m.

Moved by: Lord Mayor Gary Zalepa

That the Application for Official Plan Amendment (File No. OPA-04-2022) for lands municipally known as 223 and 227 Mary Street, BE APPROVED, and that the draft Official Plan Amendment, attached as Appendix IV, be forwarded to Council for adoption; and,

The Application for Zoning By-law Amendment (File No. ZBA-23-2022) for lands municipally known as 223 and 227 Mary Street, BE APPROVED, and that the draft Zoning By-law Amendment, attached as Appendix V, be forwarded to Council for adoption.

**APPROVED**

**8.2 242 Ricardo Street - ZBA-08-2024 - Recommendation Report - CDS-24-142**

Councillor O'Connor left the meeting at 8:43 p.m. due to a declared conflict.

Councillor Mavridis assumed the chair at 8:43 p.m.

Council asked questions and discussed the report.

Moved by: Councillor Tim Balasiuk

That the Application for Zoning By-law Amendment (File No. ZBA-08-2024) for lands known municipally as 242 Ricardo Street BE APPROVED, for reasons outlined in this report and the draft Zoning By-law Amendment, attached as Appendix IV, be forwarded to Council for adoption.

**APPROVED**

Councillor O'Connor returned to the meeting and resumed the chair at 8:48 p.m.

**8.3 ZBA-10-2024 - 216 and 224 Hunter Road - Recommendation Report - CDS-24-133**

This item was lifted and approved under item 4.2 - File ZBA-10-2024 - 216 and 224 Hunter Road - Report - CDS-24-133.

**8.4 ZBA-11-2024 - 181 Hunter Road - Recommendation Report - CDS-24-134**

This item was lifted and approved under item 4.3 - File ZBA-11-2024 - 181 Hunter Road - Report - CDS-24-134.

**8.5 ZBA-12-2024 - 855 Line 2 Road - Recommendation Report - CDS-24-136**

This item was lifted and approved under item 4.4 - File ZBA-12-2024 - 855 Line 2 Road - Report - CDS-24-136.

**9. INFORMATION PACKAGES**

**9.1 Information Report - 1570 Niagara Stone Road - OPA-03-2024, ZBA-09-2024, 26CD-18-24-03 - CDS-24-146**

Moved by: Councillor Wendy Cheropita

That item 9.1 - Information Report - 1570 Niagara Stone Road - OPA-03-2024, ZBA-09-2024, 26CD-18-24-03 - CDS-24-146 be received.

**APPROVED**

**10. NEW BUSINESS**

The following items were discussed under new business:

- Meeting with Transport Canada
- Engineers in Staff Reports
- Commissioner of Public Works
- Flooding and Storm Water
- Transportation Master Plan

Councillor Mavridis left the meeting 9:06 p.m.

Councillor Wiens gave a Notice of Motion regarding the Tree Canopy.

Councillor O'Connor gave a Notice of Motion regarding FCM Infrastructure Resource Funding.

Councillor O'Connor gave a Notice of Motion regarding the King St. Site Plan.

**11. ADJOURNMENT**

Moved by: Councillor Gary Burroughs

That this Council adjourn at 9:11 p.m. to the next Committee of the Whole - General meeting of September 17, 2024, and if a special meeting is required, it will be held at the call of the Lord Mayor.

**APPROVED**