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## COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

**March 4, 2025, 6:00 p.m.**

Council Members Present: Councillor Tim Balasiuk, Councillor Gary Burroughs, Councillor Maria Mavridis, Councillor Sandra O'Connor, Councillor Adriana Vizzari, Lord Mayor Gary Zalepa, Councillor Andrew Niven

Council Members Absent: Councillor Wendy Cheropita, Councillor Erwin Wiens

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

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### 1. CALL TO ORDER

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

### 2. ADOPTION OF AGENDA

Councillor O'Connor requested to make an announcement about International Women's Day under New Business.

Moved by: Lord Mayor Gary Zalepa

That the agenda be adopted, as presented

**APPROVED**

### 3. CONFLICT OF INTEREST

None were declared.

### 4. PUBLIC MEETING

#### 4.1 File - ZBA-18-2024 - 263 Concession 6 Road - CDS-25-030

Connor MacIsaac, Planner II gave his presentation.

Council asked questions of clarification.

Eric Brathwaite, MHBC, representing the applicant gave his presentation.

Council asked questions of clarification.

Nicholas Colaneri, 757 Queenston Rd - spoke about preserving agricultural area, concerns with setbacks, and the traffic study

Michelle Lament, 865 York Rd - spoke about concerns with the timing of the traffic study

Paul Bosc - Bosc Estates Vineyards - agreed with the comments made before him

#### **4.1.1 Information Report - Public Meeting- 263 Concession 6 Road (ZBA-18-2024) - CDS-25-030**

Moved by: Lord Mayor Gary Zalepa

That Information Report - Public Meeting- 263 Concession 6 Road (ZBA-18-2024) - CDS-25-030 be received.

**APPROVED**

#### **4.2 File ZBA-19-2024 - 747 and 795 East and West Line - CDS-25-031**

John Federici, Senior Planner gave his presentation.

Council asked questions of clarification.

Aaron Butler and Daniel Banatkiewicz, NPG, introduced Nadia and Phil of Vineland Growers who spoke to the application prior to NPG giving their presentation.

Council asked questions of clarification.

Vince Mazza, 754 and 766 East and West Line - spoke about concerns with noise from the trucks and loading docks, dust levels, and relocation of holding pond.

#### **4.2.1 Information Report - Public Meeting - 747 and 795 East and West Line (ZBA-19-2024) - CDS-25-031**

Moved by: Councillor Maria Mavridis

That Information Report - Public Meeting - 747 and 795 East and West Line (ZBA-19-2024) - CDS-25-031 be received.

**APPROVED**

**4.3 File ZBA-20-2024 - 1696-1710 Niagara Stone Road - CDS-25-035**

Victoria Nikoltcheva, Senior Planner gave her presentation.

Council asked questions of clarification.

Aaron Butler and Lichheng Lim, NPG representing the applicant gave their presentation.

Council had no questions.

There were no public speakers.

**4.3.1 Information Report - Public Meeting - 1696-1710 Niagara Stone Road (ZBA-20-2024) - CDS-25-035**

Moved by: Lord Mayor Gary Zalepa

That Information Report - Public Meeting - 1696-1710 Niagara Stone Road (ZBA-20-2024) - CDS-25-035 be received.

**APPROVED**

**4.4 File ZBA-17-2024 - 1822 Niagara Stone Road - CDS-25-034**

Victoria Nikoltcheva, Senior Planner gave her presentation.

Council asked questions of clarification.

Robert Smith and Jesse Auspitz, NPG representing the applicant gave their presentation.

Council asked questions of clarification.

Mario Ervalho, 1799 Niagara Stone Rd - spoke about concerns with traffic, lights, removal of trees.

Luisa Ervalho, 1799 Niagara Stone Rd - spoke in favour of re-opening Harvest Barn and welcomes the opening of the area.

Fabian Reis, owner of Ferox and Harvest Barn - spoke about the project and keeping the existing site as is.

Mark Jones, 1746 Niagara Stone Rd - spoke in support of the application.

**4.4.1 Information Report - Public Meeting - 1822 Niagara Stone Road (ZBA-17-2024) - CDS-25-034**

Moved by: Lord Mayor Gary Zalepa

That Information Report - Public Meeting - 1822 Niagara Stone Road (ZBA-17-2024) - CDS-25-034 be received.

**APPROVED**

**5. DELEGATIONS**

**5.1 Non-Agenda Delegations**

**5.2 Agenda Delegations**

5.2.1 Tom Richardson, Sullivan Mahoney LLP - Item 8 - 280, 282 & 298 Niven Road Zoning By-law Amendment ZBA-14-2024, CDS-25-011

Tom Richardson gave his presentation.

Council had no questions.

**6. RESPONSE TO DELEGATIONS**

**7. PRESENTATIONS**

**8. CONSENT AGENDA**

**8.1 280, 282 & 298 Niven Road  
Zoning By-law Amendment ZBA-14-2024, CDS-25-011**

Council discussed and asked questions about the report.

Director McCauley provided additional information regarding the Lord Mayor's motion.

Moved by: Lord Mayor Gary Zalepa

That:

- ~~1. The Application for Zoning By-law Amendment (File No. ZBA-14-2024) for lands known municipally as 280, 282 and 298 Niven~~

Road ~~BE APPROVED IN PART~~, to rezone 280 Niven Road (Part 3 and 4) to “Agricultural Purposes Only (APO) Site Specific Zone”;

2. The Application for Zoning By-law Amendment (File No. ZBA-14-2024) ~~BE REFUSED IN PART~~, with regard to the rezoning of 298 Niven Road (Part 2) to “Rural (A) Site Specific Zone”; and,
3. The lands known municipally as 298 Niven Road (Part 2) be rezoned to the “Agricultural Purposes Only (APO) Site Specific Zone.”

That the Staff recommendations and the report be set aside and the by-law attached as Appendix VI be forwarded to Council for adoption.

#### **APPROVED**

### **8.2 933 Niagara Stone Road Zoning By-law Amendment Application (ZBA-13-2024) – Recommendation Report, CDS-25-014**

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-13-2024) for lands known municipally 933 Niagara Stone Road, **BE APPROVED**, and that the draft Zoning By-law Amendment, attached as **Appendix IV**, be forwarded to Council for adoption.

#### **APPROVED**

### **8.3 1594 Concession 6 Road - ZBA-15-2024, CDS-25-020**

Moved by: Lord Mayor Gary Zalepa

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-15-2024) for lands municipally known as 1594 Concession 6 Road, **BE APPROVED** and that the draft Zoning By-law Amendment, attached as **Appendix IV** to this report, be forwarded to Council for adoption.

#### **APPROVED**

#### **8.4 Fiorucci Estates – Assumption By-law, CDS-25-040**

Moved by: Councillor Adriana Vizzari

That:

1. The Town assumes the Primary, Secondary and Tertiary services installed within the Fiorucci Estates Subdivision (File 26T-18-04-04) as defined in the Subdivision Agreement registered on title; and,
2. The draft Assumption By-law, attached as **Appendix I** to this report, be forwarded to Council for approval.

**APPROVED**

#### **9. INFORMATION PACKAGES**

#### **10. NEW BUSINESS**

Councillor O'Connor spoke about International Women's Day.

Lord Mayor Zalepa spoke about the response to the tariffs.

#### **11. ADJOURNMENT**

Moved by: Councillor Sandra O'Connor

That this Committee adjourn at 8:32 p.m. to the next regular meeting of Committee of the Whole - General on March 18, 2025, and if a special meeting is required, it will be held at the call of the Lord Mayor.

**APPROVED**