



---

## COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

**June 3, 2025, 5:30 p.m.**

Council Members Present: Councillor Tim Balasiuk, Councillor Gary Burroughs, Councillor Wendy Cheropita, Councillor Maria Mavridis, Councillor Andrew Niven, Councillor Sandra O'Connor, 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

---

### 1. CALL TO ORDER

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

### 2. ADOPTION OF AGENDA

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Tim Balasiuk

That the agenda be adopted, as presented.

**APPROVED**

### 3. CONFLICT OF INTEREST

#### 3.1 Councillor Maria Mavridis - File OPA-01-2025, ZBA-01-2025 - 524 York Road (Phase 2) - CDS-25-056

Councillor Mavridis declared a conflict on item 5.1 - File OPA-01-2025, ZBA-01-2025 - 524 York Road (Phase 2) - CDS-25-056 as her family owns property within the notification area.

#### **4. CLOSED SESSION**

Moved by: Councillor Andrew Niven

Seconded by: Councillor Gary Burroughs

That the Committee proceed into a closed meeting at 5:35 p.m. to consider matters that qualify under the Municipal Act 2001 Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees; specifically regarding CAO recruitment.

#### **APPROVED**

Moved by: Councillor Andrew Niven

Seconded by: Lord Mayor Gary Zalepa

That the Committee rise from a closed meeting at 6:07 p.m. to consider matters that qualify under the Municipal Act 2001 Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees; specifically regarding CAO recruitment with no report.

#### **APPROVED**

#### **5. PUBLIC MEETINGS**

##### **5.1 File OPA-01-2025, ZBA-01-2025 - 524 York Road (Phase 2) - CDS-25-056**

Councillor Mavridis stepped out at 6:11 p.m. due to a declared conflict of interest.

John Federici, Senior Planner gave his presentation.

Council asked questions of clarification.

David Falleta, Bousfields Inc, representing the applicant gave his presentation.

Council asked questions of clarification.

There were no public speakers.

##### **5.1.1 Information Report - Public Meeting - 524 York Road, Phase 2 (OPA-01-2025, ZBA-01-2025) - CDS-25-056**

Moved by: Councillor Andrew Niven

Seconded by: Councillor Gary Burroughs

That item 5.1.1 - Information Report - Public Meeting - 524 York Road, Phase 2 (OPA-01-2025, ZBA-01-2025) - CDS-25-056 be received.

**APPROVED**

**5.2 File OPA-03-2025, ZBA-03-2025 - 1839 Four Mile Creek Road - CDS-25-074**

Councillor Mavridis returned to the meeting at 6:39 p.m.

Victoria Nikoltcheva, Senior Planner gave her presentation.

Council asked questions of clarification.

Aaron Butler and Micheal Allen, NPG, representing the applicant gave their presentation.

Council asked questions of clarification.

Jason Bendig - 1838 Four Mile Creek Rd - spoke in opposition of the application and expressed concerns regarding damage the characteristics of the neighborhood, disruption to the peace of the area, destruction of the tree canopy, privacy and quality of life, traffic and noise, urged council to reject the application and exemptions.

Council had no questions for the speaker.

Nick Colaneri - 348 Concession 6 Rd. - spoke in opposition of the application and expressed concerns regarding rezoning, density, area is currently low density and he believes it should remain that way, removal of trees, and preserving the character of the area.

Council had no questions for the speaker.

Susan Foster & Phil Cahley - 1849 Four Mile Creek Rd - spoke in opposition of the application and expressed concerns regarding flooding and the drain located at the back of the property, and the increase in density.

Council had no questions for the speaker.

Susan Gerbes - 1813 Four Mile Creek Rd - requested clarity on rental property or future owners, inquired about a playground, and expressed concerns regarding the destruction of the hedge, speed and traffic on Creek Rd,

Council had no questions for the speaker.

Patrick Walsh - 1831 Four Mile Creek Rd - agreed with the comments made before him, and expressed concerns regarding density and streetscaping, height and mass of building, and lack of adequate parking.

Council had no questions for the speaker.

**5.2.1 Information Report - Public Meeting - 1839 Four Mile Creek Road (OPA-03-2025, ZBA-03-2025) - CDS-25-074**

Moved by: Councillor Maria Mavridis

Seconded by: Lord Mayor Gary Zalepa

That item 5.2.1 - Information Report - Public Meeting - 1839 Four Mile Creek Road (OPA-03-2025, ZBA-03-2025) - CDS-25-074 be received.

**APPROVED**

**5.3 File OPA-02-2025, ZBA-02-2025 - 222 Gate Street - CDS-25-072**

John Federici, Senior Planner gave his presentation.

Council asked questions of clarification.

William Heikoop, Upper Canada Planning & Engineering Ltd., representing applicant gave his presentation.

Council asked questions of clarification.

Brodie Townley, 123 Johnson St. - spoke in opposition to the application, and expressed concerns with commercial use, and character of neighbourhood.

Council asked questions of the speaker.

Andrew Taylor, 135 Johnson St & 240 Gate St. - spoke in opposition of the application and expressed concerns with commercial use, underground garage, noise and light pollution, streetscaping and character of neighbourhood.

Council had no questions for the speaker.

Paul Evans - 118 Johnson St. - spoke in opposition of the application and expressed concerns with commercial use, size of building, and impact on neighbours.

Council had no questions for the speaker.

**5.3.1 Information Report - 222 Gate Street and Unaddressed Parcel - OPA-02-2025, ZBA-02-2025 - CDS-25-072**

Moved by: Councillor Andrew Niven

Seconded by: Councillor Gary Burroughs

That item 5.3.1 - Information Report - 222 Gate Street and Unaddressed Parcel - OPA-02-2025, ZBA-02-2025 - CDS-25-072 be received.

**APPROVED**

**6. MEMBERS' ANNOUNCEMENTS**

Council recessed at 8:45 and resumed at 8:55

**7. DELEGATIONS**

**7.1 Non-Agenda Delegations**

**7.2 Agenda Delegations**

7.2.1 Nilou Ghazi - item 10.1 - Queen-Picton (Old Town) Heritage Conservation District Study: Phase 1 Study Report, CDS-25-083

Nilou Ghazi requested an exemption from Council for 105 Delater St. as she has the intention build a small cottage for her mother. The trees will not be removed and the cottage is proposed to be single story.

Council asked questions of clarification.

7.2.2 Written Requests for Exemption - Included at the request of Steve Burke, Manager of Policy and Heritage Planning

7.2.2.1 Nathan Smith, Brock Builders - 277 Wellington Street

7.2.2.2 Rebecca deBoer - 189 William Street

7.2.2.3 Scott Colvin - 373 Victoria Street

**8. RESPONSE TO DELEGATIONS**

Moved by: Councillor Andrew Niven

Seconded by: Councillor Tim Balasiuk

That the written exemption requests in items 7.2.2.1 - Nathan Smith, Brock Builders - 277 Wellington Street, 7.2.2.2 - Rebecca deBoer - 189 William Street, 7.2.2.3 - Scott Colvin - 373 Victoria Street be received into the record.

**APPROVED**

## **9. PRESENTATIONS**

### **9.1 Christophe Rivet, Cultural Spaces - Queen-Picton (Old Town) Heritage Conservation District Study: Phase 1 Study Report**

Christophe Rivet gave his presentation of the HCD Study and the next steps.

Council asked questions about the presentation and study.

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Adriana Vizzari

That the Queen-Picton (Old Town) Heritage Conservation District Study: Phase 1 presentation be received.

**APPROVED**

## **10. RECOMMENDATION REPORTS**

### **10.1 Queen-Picton (Old Town) Heritage Conservation District Study: Phase 1 Study Report, CDS-25-083**

Council discussed and asked questions about the report.

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Tim Balasiuk

That:

1. Council **RECEIVE** the Queen-Picton (Old Town) Heritage Conservation District Study: Phase 1 Study Report;
2. Council **ENDORSE** the recommended expanded Heritage Conservation District (HCD) boundary as shown on **Appendix I** to this report;
3. Council **DIRECT** Staff to amend the HCD Study Area By-law 2025-025 to revise the study area boundary to reflect the recommended

expanded HCD boundary, and bring the amended by-law to the next Council meeting;

4. Council **APPROVE** the recommendations of the Queen-Picton (Old Town) Heritage Conservation District Study: Phase 1 Study Report; and,
5. Council **DIRECT** Staff to commence Phase 2, the Plan Phase of the Heritage Conservation District Study, and prepare an updated HCD Plan for the expanded HCD in accordance with the *Ontario Heritage Act*.

**APPROVED**

**10.2 Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025 and related Regulations, CDS-25-085**

Council discussed and asked questions about the report.

Moved by: Councillor Erwin Wiens

Seconded by: Councillor Sandra O'Connor

That:

1. Council **RECEIVES** Staff Report CDS-25-085 titled Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025 and related Regulations; and
2. Council **DIRECTS** Staff to submit comments on the proposed changes on behalf of the Town, as outlined in this report, with any additional Council input, prior to the June 11/June 26, 2025, commenting deadline.

**APPROVED**

**11. INFORMATION REPORTS AND INFORMATION ITEMS**

**12. NOTICE OF MOTION**

**13. ADJOURNMENT**

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Sandra O'Connor

That this Committee adjourn at 9:51 p.m. to the next regular meeting of Committee-of-the-Whole General on June 17, 2025, and if a special meeting is required, it will be held at the call of the Lord Mayor.

**APPROVED**