



COMMITTEE OF THE WHOLE MEETING MINUTES

June 17, 2025, 5:00 p.m.

Council Members Present: Councillor Tim Balasiuk, Councillor Gary Burroughs, Councillor Wendy Cheropita, Councillor Maria Mavridis, Councillor Andrew Niven, Councillor Adriana Vizzari, Lord Mayor Gary Zalepa

Council Members Absent: Councillor Sandra O'Connor, Councillor Erwin Wiens

Staff Present: Grant Bivol - Town Clerk/Manager of Legislative Services, Kyle Freeborn - Director of Corporate Services/ Treasurer, Kirsten McCauley - Director of Community and Development Services, Shannon Mista - Legislative and Committees Coordinator, Jay Plato - Fire Chief, Bruce Zvaniga, CAO (Interim)

1. CALL TO ORDER

Councillor Cheropita called the meeting to order 5:00 p.m.

2. ADOPTION OF AGENDA

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Maria Mavridis

That the agenda be adopted, as presented.

APPROVED

3. CONFLICT OF INTEREST

None were declared.

4. CLOSED SESSION

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Tim Balasiuk

That the Committee proceed into a Closed meeting at 5:05 p.m. to consider matters that qualify under the Municipal Act 2001 Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; specifically regarding St. Davids Stormwater; and

Closed meeting to consider matters that qualify under the Municipal Act 2001 Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; specifically regarding 144/176 John Street East;

APPROVED

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Andrew Niven

That the Committee rise from a Closed meeting at 6:10 p.m. to consider matters that qualify under the Municipal Act 2001 Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; specifically regarding St. Davids Stormwater;

Closed meeting to consider matters that qualify under the Municipal Act 2001 Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; specifically regarding 144/176 John Street East; staff are to proceed as directed in closed session.

APPROVED

5. MEMBERS' ANNOUNCEMENTS

There were none.

6. DELEGATIONS

6.1 Non-Agenda Delegations

6.1.1 Jill McCourt, TASC - TASC Flower Festival - Our Commitment, Recommended Changes, & Tourism Impacts

Frank Boendermaker gave the presentation to the Council.

Council asked questions about the presentation and event.

6.1.2 Michael Lesage - Niagara-on-the-Lake Hydro

Michael Lesage spoke to Council about concerns with NOTL Hydro.

Council asked questions of clarification.

6.2 Agenda Delegations

7. RESPONSE TO DELEGATIONS

Council directed Staff to notify them when the tulip farm applies for the fall permit.

8. PRESENTATIONS

9. RECOMMENDATION REPORTS

9.1 Memorial Park & Virgil Sportspark Soccer Fields (NOTL Minor Soccer Agreement), OPS-25-004

Council asked questions and discussed the report.

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Gary Burroughs

That the agreement between the Corporation of the Town of Niagara-on-the-Lake and the Niagara-on-the-Lake Soccer Club for soccer activities at the 370 King Street (Memorial Park) and 1565 Four Mile Creek Road (Virgil SportPark) be revised to denote within Section 5. Term of Agreement & Renewal that:

The Parties agree that this Agreement shall remain in force from January 1, 2025, to December 31, 2030. The Club may opt to renew this Agreement for an additional two (2) years by submitting a Letter of Intent to the designated Town contact person no later than six (6) months prior to the Agreement's expiration.

APPROVED

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Gary Burroughs

That:

1. Council approves the Agreement (**Appendix I**) between the Corporation of the Town of Niagara-on-the-Lake and the Niagara-on-the-Lake Soccer Club for soccer activities at the at 370 King Street (Memorial Park) and 1565 Four Mile Creek Road (Virgil Sportspark).

2. The By-law (**Appendix II**) authorizing the Lord Mayor and Town Clerk to execute said agreement be presented to Council for adoption.

APPROVED

9.2 Sign By-law Amendment, FES-25-011

Council asked questions and discussed the report.

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Andrew Niven

That Staff be directed to prepare a report on public art policy.

APPROVED

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Maria Mavridis

It is respectfully recommended that:

1. The addition of the following definitions in Sign By-law 4586-12 be **APPROVED:**

"Visual Art" means original pieces of art not limited by the medium used. It may include, but is not limited to, paintings, drawings, print-making, sculptures, photography, and installation art. For further clarification, advertising devices shall not be considered Visual Art.

"Public Art" is Visual Art or a limited-edition reproduction of Visual Art that is installed outdoors on private or public property that is visible and accessible to the public, which is used to reflect or engage the community. For the purposes of this By-law, Public Art shall not be considered a sign.

1.2The draft amended by-law attached Appendix I be **FORWARDED** to Council for adoption.

APPROVED

9.3 Tawny Ridge Estates Phase 1 Subdivision Agreement (File 26T-18-22-02), CDS-25-086

Council asked questions and discussed the report.

Moved by: Councillor Maria Mavridis
Seconded by: Councillor Tim Balasiuk

That:

1. Council **APPROVE** the Subdivision Agreement for lands known as Tawny Ridge Estates Phase 1, attached as **Appendix IV** to this report, located north of 158 Tanbark Road and south of 196 Tanbark Road, on the west side of Tanbark Road and east of Chestnut Avenue, and shown on the Preliminary Plan of Subdivision attached as **Appendix II** to this report; and
2. The Lord Mayor and Clerk be authorized to **EXECUTE** the Subdivision Agreement.

APPROVED

9.4 Konik Estates Phase 2 Subdivision Agreement (File 26T-18-24-02) and Crossroads Landing Condominium Agreement (File 26CD-18-24-01), CDS-25-088

Council asked questions and discussed the report.

Moved by: Lord Mayor Gary Zalepa
Seconded by: Councillor Tim Balasiuk

That:

1. Council **APPROVE** the Subdivision Agreement, attached as **Appendix VI** to this report, for lands located north of Line 2 Road, east of Concession 6 Road, south of Homestead Drive and west of Frontier Drive, and shown on the Preliminary Plan of Subdivision attached as **Appendix II** to this report, and that the Lord Mayor and Clerk be authorized to execute the Subdivision Agreement; and,
2. Council **APPROVE** the Condominium Agreement, attached as **Appendix VIII** to this report, for lands located within the Konik Estates Phase 2 subdivision, located east of Concession 6 Road and south of Homestead Drive, and shown on the Preliminary Plan of Condominium attached as **Appendix III** to this report, and that the Lord Mayor and Clerk be authorized to execute the Condominium Agreement.

APPROVED

9.5 Financial Securities – Acceptance of Surety Bonds, CS-25-010

Council asked questions and discussed the report.

Moved by: Councillor Andrew Niven

Seconded by: Councillor Gary Burroughs

That:

1. Council APPROVES the acceptance of pay-on-demand surety bonds as an alternative form of financial security for development-related works, subject to conditions outlined in this report;
2. Council APPROVES the use of a standardized surety bond template to be required for all bond submissions;
3. Council DIRECTS staff to amend the Rates and Fees By-law to include a non-refundable administrative review fee for surety bond submissions; and
4. Council AUTHORIZES the Lord Mayor and Town Clerk to sign any necessary agreements or documents to give effect to this approval.

APPROVED

10. INFORMATION REPORTS AND INFORMATION ITEMS

11. NOTICE OF MOTION

11.1 Councillor Mavridis - Long-Term Residential Rental Licensing Program Update on Licensing and Enforcement Initiatives

The Town Clerk read the motion.

12. ADJOURNMENT

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Tim Balasiuk

That this Committee adjourn at 7:53 p.m. to the next Special Council meeting on June 17, 2025, held at the call of the Lord Mayor.

APPROVED