



COMMITTEE OF THE WHOLE - PLANNING MEETING MINUTES

February 3, 2026, 6:00 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 Erwin Wiens, Lord Mayor Gary Zalepa

Council Members Absent: Councillor Adriana Vizzari

Staff Present: Shaunna Arenburg - Deputy Clerk, Jay Plato - Director of Community & Protective Services / Fire Chief, Kyle Freeborn - Director of Corporate Services/ Treasurer, Kevin Turcotte, Grant Bivol - Town Clerk/Manager of Legislative Services, Nick Ruller - CAO, Lauren Kruitbosch - Director, Organizational Performance, Strategy & Transformation, Jordon Frost - Director of Public Works and Infrastructure

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Wendy Cheropita

That the agenda be adopted, as presented.

APPROVED

3. CONFLICT OF INTEREST

None were declared.

4. PUBLIC MEETINGS

5. MEMBERS' ANNOUNCEMENTS

The Lord Mayor announced an upcoming charity event.

6. DELEGATIONS

6.1 Non-Agenda Delegations

6.2 Agenda Delegations

6.2.1 William Heikoop, UCC - Item 9.2 - 222 Gate Street – Official Plan Amendment (OPA-02-2025) and Zoning By-law Amendment (ZBA-02-2025) Applications – Recommendation Report, CDS-26-004

William Heikoop, Planner - UCC, representing the applicant gave his presentation.

Council asked questions about the presentation.

6.2.2 Michelle Lament - Item 9.3 - Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024), CDS-26-005

Michelle Lament spoke in opposition of the application.

Council had no questions.

6.2.3 Nicholas Colaneri - Item 9.3 - Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024), CDS-26-005

Nicholas Colaneri spoke in opposition of the application.

Council had no questions.

6.2.4 Nick Colaneri - Item 9.3 - Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024), CDS-26-005

Nick Colaneri spoke in opposition of the application.

Council had no questions.

6.2.5 Eric Brathwaite, MHBC Planning - Item 9.3 - Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024), CDS-26-005

Eric Brathwaite, MHBC Planning representing the applicant gave an overview of the application.

Council asked questions about the application.

6.2.6 Kip Voege - Item 9.5 - 308 Four Mile Creek Road – Zoning By-law Amendment (ZBA-24-2025) and Modification to an Approved Draft Plan of Vacant Land Condominium Applications

Kip Voege spoke in opposition of the application.

Council had no questions.

7. RESPONSE TO DELEGATIONS

Council asked staff follow-up questions regarding the applications and letters that were sent in from the residents.

8. PRESENTATIONS

9. RECOMMENDATION REPORTS

9.1 Modero Subdivision Agreement (File No. 26T-18-22-01), CDS-26-001

Council asked questions and discussed the report.

Moved by: Councillor Erwin Wiens

Seconded by: Councillor Andrew Niven

That:

1.1 Council APPROVE the Subdivision Agreement for lands known as the Modero Subdivision, attached as Appendix IV to this report, located west of Concession 7 Road, north of York Road, and shown on the Draft Plan of Subdivision attached as Appendix II to this report; and

1.2 The Lord Mayor and Clerk be authorized to EXECUTE the Subdivision Agreement.

APPROVED

9.2 222 Gate Street – Official Plan Amendment (OPA-02-2025) and Zoning By-law Amendment (ZBA-02-2025) Applications – Recommendation Report, CDS-26-004

Council asked questions and discussed the report.

Moved by: Lord Mayor Gary Zalepa
Seconded by: Councillor Wendy Cheropita

That:

1. The Application for Official Plan Amendment (File No. OPA-02-2025) for lands known municipally as 222 Gate Street **BE APPROVED**, and that the draft Official Plan Amendment, attached as **Appendix V**, be forwarded to Council for adoption; and,
2. The Application for Zoning By-law Amendment (File No. ZBA-02-2025) for lands known municipally as 222 Gate Street **BE APPROVED**, and the draft Zoning By-law Amendment, attached as **Appendix VI**, be forwarded to Council for adoption.

APPROVED

9.3 Recommendation Report - 263 Concession 6 Road – Zoning By-law Amendment Application (ZBA-18-2024), CDS-26-005

Council asked questions and discussed the report.

Moved by: Councillor Wendy Cheropita
Seconded by: Councillor Andrew Niven

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-18-2024) for lands known municipally as 263 Concession 6 Road **BE APPROVED**, and the draft Zoning By-law Amendment, attached as **Appendix V**, be forwarded to Council for adoption.

DEFERRED

Moved by: Councillor Erwin Wiens
Seconded by: Councillor Sandra O'Connor

That the report be returned to staff to get input from the Agriculture Committee in regard to Policy and from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) into regard to policy with the matter to return at the earliest date possible.

APPROVED

**9.4 2203 Niagara Stone Road (Second Mile Condominium)
Modification to an Approved Draft Plan of Condominium (26CD-18-25-03) – Recommendation Report, CDS-26-008**

Council asked questions and discussed the report.

Moved by: Councillor Wendy Cheropita

Seconded by: Lord Mayor Gary Zalepa

That:

1. The Application for Modification to an Approved Draft Plan of Condominium (26CD-18-25-03) for lands known municipally as 2203 Niagara Stone Road, attached as **Appendix I** to this report, subject to the conditions of final draft plan approval contained in **Appendix V** to this report, **BE APPROVED**; and,
2. The Lord Mayor be authorized to **ENDORSE** the Modification to an Approved Draft Plan of Condominium for lands known municipally as 2203 Niagara Stone Road, as approved, 20 days after notice of Council's decision has been given, provided that no appeals have been received.

APPROVED

9.5 308 Four Mile Creek Road – Zoning By-law Amendment (ZBA-24-2025) and Modification to an Approved Draft Plan of Vacant Land Condominium Applications (26CD-18-25-06) – Recommendation Report, CDS-26-014

Council asked questions and discussed the report.

Moved by: Lord Mayor Gary Zalepa

Seconded by: Councillor Wendy Cheropita

That:

1. The Application for Zoning By-law Amendment (File No. ZBA-24-2025) for lands municipally known as 308 Four Mile Creek Road, **BE APPROVED**, and that the draft Zoning By-law Amendment, attached as **Appendix IV** to this report, be forwarded to Council for adoption;
2. The Application to Modify an Approved Draft Plan of Vacant Land Condominium (26CD-18-25-06) 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 V** to this report; and

3. The Lord Mayor be authorized to **ENDORSE** the modified 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

10. INFORMATION REPORTS AND INFORMATION ITEMS

10.1 Irish Harp Cash-in-Lieu of Parking - Memorandum - CDS-26-007

Council asked questions and discussed the report.

Moved by: Councillor Wendy Cheropita

Seconded by: Councillor Andrew Niven

That Irish Harp Cash-in-Lieu of Parking - Memorandum - CDS-26-007 be received.

APPROVED

11. NOTICE OF MOTION

12. ADJOURNMENT

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Andrew Niven

That this Committee of the Whole adjourn at 7:30 p.m. until February 10, and if a special meeting is required, it will be held at the call of the Lord Mayor.

APPROVED