



COUNCIL MEETING MINUTES

January 27, 2026, 5:00 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 Adriana Vizzari, Councillor Erwin Wiens, Lord Mayor Gary Zalepa,

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

1. CALL TO ORDER

The Lord Mayor called the meeting to order at 5:00 p.m.

2. FOCUS STATEMENT

Councillor Mavridis read the focus statement.

3. O'CANADA

4. ADOPTION OF THE AGENDA

The Town Clerk noted the following requests:

- Request to add a delegation to the Agenda by Tom Richardson, Sullivan – Mahoney RE: Review of Special Events, CAO-26-001, which will require a 2/3 majority vote.
- Request to withdraw for a separate vote, the recommendation under item 7.2 of the Municipal Heritage Committee Minutes of January 14, 2026

(item 16.1) Report 766 Four Mile Creek Road - Municipal Heritage Register Demolition Request - CDS-26-016

- Request to withdraw for a separate vote item 7.3 being the minutes of the Committee of the Whole Planning & General Meeting of January 13 (item 11.1) Review of Special Events, CAO-26-001 for separate discussion.

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Wendy Cheropita

That the delegation request be added to the in-camera agenda and the decision be deferred until returning to open session.

APPROVED

5. CONFLICT OF INTEREST

None were declared.

6. CLOSED SESSION

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Tim Balasiuk

That Council convene in a closed session at 5:13 p.m. to consider matters that qualify under the Municipal Act 2001 Section 239(2)(d) labour relations or employee negotiations; including communications necessary for that purpose specifically regarding the 2025 Compensation Review; and

Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; including communications necessary for that purpose specifically regarding the delegation request

APPROVED

Moved by: Councillor Andrew Niven

Seconded by: Councillor Tim Balasiuk

That the proceedings reconvene at 6:52 in open session; and

That:

1. Council APPROVE the allocation of funding for the compensation changes through the funds identified with an allocation of \$283,128 to be

transferred to the tax stabilization reserve from the 2025 budget, funded from WSIB rebates and surplus, and unspent operating initiatives.

2. Council DIRECT Staff to develop a Total Compensation Policy and Performance-Based Compensation Plan for non-Employee Bargaining Group (non-EBG) Staff, to return to Council with a recommended policy and plan for implementation in 2027, to support consistent employee development, accountability, and organizational effectiveness.
3. Council DIRECT staff to implement the recommendations resulting from the 2025 Market Review consultation for the total amount of \$557,825 that is fully funded by reallocations within the approved 2026 budget and recommendation 1.1.

APPROVED

A recorded vote was requested by Councillor Burroughs.

Moved by: Councillor Sandra O'Connor

Seconded by: Councillor Gary Burroughs

That the agenda be amended to allow an agenda delegation from Tom Richardson, Sullivan – Mahoney RE: Review of Special Events.

Yea (4): Councillor Gary Burroughs, Councillor Sandra O'Connor, Councillor Adriana Vizzari, and Councillor Erwin Wiens

Nay (5): Councillor Tim Balasiuk, Councillor Wendy Cheropita, Councillor Maria Mavridis, Councillor Andrew Niven, and Lord Mayor Gary Zalepa

DEFEATED (4 to 5)

Moved by: Councillor Andrew Niven

Seconded by: Councillor Wendy Cheropita

That the agenda be approved, as presented

APPROVED

7. COUNCIL & COMMITTEE OF THE WHOLE MINUTES

7.1 Special Council Meeting Minutes - January 15, 2026

**7.2 Special Council Minutes - Closed Session - January 15, 2026
(circulated separately - to remain private and confidential)**

- 7.3 Committee of the Whole Planning & General Minutes - January 13, 2026**
- 7.4 Committee of the Whole Planning & General Minutes - Closed Session - January 13, 2026 (circulated separately - to remain private and confidential)**
- 7.5 Council Workshop Meeting Minutes - January 13, 2026**
- 7.6 Council Minutes - December 9, 2025**
- 7.7 Council Workshop Meeting Minutes - December 9, 2025**
- 7.8 Council Minutes - Closed Session - December 9, 2025 (circulated separately - to remain private and confidential)**

Moved by: Councillor Andrew Niven

Seconded by: Councillor Wendy Cheropita

That the minutes of the following meetings be approved:

- Special Council Meeting Minutes - January 15, 2026
- Special Council Minutes - Closed Session - January 15, 2026 (to remain private and confidential)
- Committee of the Whole Planning & General Minutes - January 13, 2026 - save and except item 11.1 to be voted on separately.
- Committee of the Whole Planning & General Minutes - Closed Session - January 13, 2026 (to remain private and confidential)
- Council Workshop Meeting Minutes - January 13, 2026
- Council Minutes - December 9, 2025
- Council Workshop Meeting - December 9, 2025
- Council Minutes - Closed Session - December 9, 2025 (to remain private and confidential)

APPROVED

Moved by: Councillor Andrew Niven

Seconded by: Councillor Wendy Cheropita

That:

1. Council RECEIVE this report, including StrategyCorp's ("the Consultant") Final Recommendations Report – Special Events Process Review (Appendix I);
2. Council DIRECT Staff to finalize the proposed Special Events Policy and By-law, including completion of the list of Community Sponsored Events, and to bring forward final versions of the Policy, By-law and Permit Fees (Appendices II, III and IV) for approval at the subsequent Council meeting; and,
3. Council DIRECT Staff to proceed with implementation and permit related components to be phased in through Q1 and fully implemented by Q2.

APPROVED

19.7 By-law No. 2026-005 - NOTL Special Event By-law

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Andrew Niven

That leave be given to introduce By-law No. 2026-005 - NOTL Special Event By-law and that the same be considered read a first, second and third time and passed this 27th day of January, 2026.

APPROVED

19.8 By-law No. 5334D-26 - AMPS Non-Parking By-Law Special Events-Amendment

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Andrew Niven

That leave be given to introduce By-law No. 5334D-26 - AMPS Non-Parking By-Law Special Events and that the same be considered read a first, second and third time and passed this 27th day of January, 2026.

APPROVED

8. NEXT COMMITTEE OF THE WHOLE & COUNCIL MEETING DATES:

The Town Clerk read out the forthcoming dates:

- Committee of the Whole - Planning Meeting - February 3, 2026

- Committee of the Whole - General Meeting - February 10, 2026
- Special Council Meeting - Final Draft Official Plan - February 17, 2026
- Council Meeting - February 24, 2026

9. LORD MAYOR'S REPORT

The Lord Mayor presented his report.

10. MEMBERS' ANNOUNCEMENT

The Lord Mayor permitted Councillor Balasiuk, Councillor Wiens, Councillor Burroughs, Councillor O'Connor to make announcements.

11. DELEGATIONS

11.1 Agenda Delegations

12. RESPONSE TO DELEGATIONS FROM COUNCIL

13. PRESENTATIONS

14. RECOMMENDATION REPORTS

14.1 Regional Planning Service Agreement – Discussion Initiation, CDS-26-021

Council asked questions and discussed the report.

Moved by: Councillor Gary Burroughs

Seconded by: Councillor Wendy Cheropita

That:

1. Council **DIRECTS** Staff to engage in discussions with the Regional Municipality of Niagara with respect to the Council-endorsed Planning Service Agreement and associated Regional review function of planning applications.

APPROVED

15. INFORMATION REPORTS AND INFORMATION ITEMS

15.1 2024 Financial Indicators - CS-26-007

Moved by: Councillor Andrew Niven

Seconded by: Councillor Sandra O'Connor

That Report 2024 Financial Indicators - CS-26-007 be received.

APPROVED

15.2 766 Four Mile Creek Road - Municipal Heritage Register Demolition Request - CDS-26-022

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Tim Balasiuk

That Report 766 Four Mile Creek Road - Municipal Heritage Register Demolition Request - CDS-26-022 be received.

APPROVED

16. COMMITTEES OF COUNCIL MINUTES

16.1 Municipal Heritage Committee Minutes - January 14, 2026

16.2 Committee of Adjustment Minutes - November 20, 2025

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Gary Burroughs

That the following minutes:

- Municipal Heritage Committee Minutes - January 14, 2026 BE APPROVED save and except item 7.2 to be withdrawn and voted on separately.
- Committee of Adjustment Minutes - November 20, 2025 BE RECEIVED.

APPROVED

A recorded vote was requested by Councillor Burroughs.

Moved by: Councillor Tim Balasiuk

Seconded by: Councillor Wendy Cheropita

That Council approves as presented in the minutes recommendation in items 7.2 as follows:

1. The Committee recommends refusal of the request to demolish the big barn and the silo;

2. The Committee directs Staff to evaluate the merits of 776 Four Mile Creek Road to be designated as a cultural heritage landscape.
3. The Committee recommends approval of the request to demolish the barn that is partially collapsed.

Yea (1): Councillor Gary Burroughs

Nay (8): Councillor Tim Balasiuk, Councillor Wendy Cheropita, Councillor Maria Mavridis, Councillor Andrew Niven, Councillor Sandra O'Connor, Councillor Adriana Vizzari, Councillor Erwin Wiens, and Lord Mayor Gary Zalepa

DEFEATED (1 to 8)

Moved by: Councillor Maria Mavridis

Seconded by: Councillor Andrew Niven

1. The Notice of Intent to Demolish the two barn structures located at 766, 774, and 796 Four Mile Creek Road be recommended for approval approved subject to the following conditions:
2. That the property be photo documented prior to demolition, and that the photographs be provided to the Niagara-on-the-Lake Museum and Town for their records;
3. The property at 766, Four Mile Creek Road is retained as a Listed property on the Municipal Heritage Register; and
4. That any viable material be salvaged from the buildings, or offered to salvage companies, to reduce high quality materials from entering the landfill.

APPROVED

17. MOTIONS

17.1 Councillor Vizzari - Niagara Region Transportation Master Plan

Moved by: Councillor Andrew Niven

Seconded by: Councillor Maria Mavridis

That an additional safety review or community consultation be requested from the Region based off the Regional Transportation Master Plan.

APPROVED

Moved by: Councillor Adriana Vizzari

Seconded by: Councillor Maria Mavridis

WHEREAS the Regional Municipality of Niagara has a proposed design for a traffic roundabout in St. Davids; and

WHEREAS safety should be a core consideration moving forward in the design and implementation of the roundabout; and

WHEREAS it would be prudent for any major investment or construction on the roundabout to align with the updated Transportation Master Plan once finalized;

THEREFORE, BE IT RESOLVED THAT the Council of the Town of Niagara-on-the-Lake formally requests that Niagara Region place a hold on the St. Davids roundabout project until the completion of the forthcoming Transportation Master Plan; and

BE IT FURTHER RESOLVED THAT an additional safety review or community consultation be requested from the Region based off the Regional Transportation Master Plan.

APPROVED, AS AMENDED

17.2 Councillor Vizzari - Swim to Survive

Moved by: Councillor Adriana Vizzari

Seconded by: Councillor Maria Mavridis

WHEREAS drowning is one of the leading causes of preventable deaths among children in Ontario and research by the Lifesaving Society of Ontario shows that most children who drown never intended to be in the water; and

WHEREAS evidence demonstrates that even basic swimming and water survival skills significantly reduce the risk of drowning; and

WHEREAS many children in Ontario do not have equitable access to swimming lessons outside of school due to financial, cultural or geographic barriers; and

WHEREAS several municipalities across Ontario have expressed strong interest in improving water safety education for children; and

WHEREAS the Ministry of Education has the authority to incorporate water safety and survival training into the regular elementary school curriculum as a universal, life-saving skill comparable to fire safety and road safety instruction;

THEREFORE, BE IT RESOLVED THAT the Council of The Town of Niagara-on-Lake respectfully urges the Government of Ontario, through the Ministry of Education, to incorporate mandatory water safety and Swim-to-Survive training into the elementary school curriculum for all Ontario students; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to The Honourable Minister of Education of Ontario, local Members of Provincial Parliament, the Association of Municipalities of Ontario and all Ontario municipalities, with a request for their endorsement.

APPROVED

17.3 Councillor O'Connor - NPCA Consolidation

Moved by: Councillor Sandra O'Connor

Seconded by: Councillor Gary Burroughs

WHEREAS at the NPCA's Special Meeting held on December 5, 2025, the following resolution was passed:

Resolution No. FA-131-2025

WHEREAS the municipalities of the Niagara Peninsula watershed agreed to form the Niagara Peninsula Conservation Authority in 1959 under the Conservation Authorities Act to protect people, property, farmland and natural resources through watershed-based decision making informed by local science and knowledge, and municipal representation;

AND WHEREAS the Provincial Government has amended the Conservation Authorities Act through Bill 68 "Plan to Protect Ontario (Budget Measures)" that allows for establishing the Ontario Provincial Conservation Agency to oversee the transition to Regional Conservation Authorities, and direct the strategic direction, finances, and operational activities of the new Regional Conservation Authorities, imposing additional costs on

municipalities to fund the Agency via fees levied on the new Regional Conservation Authority;

AND WHEREAS the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 (“Proposed Boundaries for the Regional Consolidation of Ontario’s Conservation Authorities”), proposing to reduce Ontario’s 36 conservation authorities to 7 regional entities as part of a broader restructuring;

AND WHEREAS under this proposal, the Niagara Peninsula Conservation Authority would be consolidated into a new “Western Lake Ontario Regional Conservation Authority” together with the Hamilton Conservation Authority, Halton Region Conservation Authority and Credit Valley Conservation, forming a single organization extending along the western Lake Ontario shoreline from Niagara through Halton and Peel, encompassing urban and rural watershed that support the Greater Toronto-Hamilton corridor;

AND WHEREAS the proposed “Western Lake Ontario Regional Conservation Authority” is to span approximately 4,900 square kilometres and serve 28 municipalities comprised of nearly 2 million people, thereby risking local representation and the delivery of locally focused programs and services;

AND WHEREAS the participating municipalities lying within NPCA’s jurisdiction fund approximately 52% of the annual operating budget of NPCA through municipal levies, compared to the annual provincial transfer payment of approximately 0.5%;

AND WHEREAS in September 2018, the Auditor General of Ontario published their report on the Special Audit of the Niagara Peninsula Conservation Authority, with 20 recommendations to the conservation authority and 4 recommendations to the Ministry of the Environment, Conservation and Parks to improve governance, operations, policies and processes to strengthen the delivery of programs and services, which have been fully implemented by Niagara Peninsula Conservation Authority, who is committed to continuous improvement;

AND WHEREAS NPCA has consistently met provincial permitting review standards 96% of the time;

AND WHEREAS watershed municipalities benefit from having conservation authority staff available locally that know our watersheds, municipal staff, communities, Indigenous community representatives, developers, consultants, and environmental non-government agencies;

Now Therefore Be It Resolved:

THAT the NPCA Board of Directors (“the Board”) does not support the proposed “Western Lake Ontario Regional Conservation Authority” boundary configuration outlined in Environmental Registry Notice 025-1257 as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models; and

AND THAT the Board affirms that large-scale regional consolidation is unnecessary, would introduce substantial transition costs, and would divert resources away from frontline watershed programs.

AND THAT the Board further asserts that restructuring at this scale would erode local decision-making, weaken municipal accountability, and disrupt long-standing community partnerships that are central to delivering responsive watershed management;

AND THAT the Board urges the Province to strengthen centralized standards, resources, and communication rather than undertaking broad structural amalgamation and to provide sustainable, predictable provincial funding across conservation authorities—particularly where gaps exist—to enable local conservation authorities to advance ongoing digitization and systemization work that has already resulted in improved efficiency and consistency in recent years;

AND THAT the Board requests that the Ministry engage meaningfully and collaboratively with affected municipalities, conservation authorities, and local First Nations before advancing any consolidation, to ensure that any changes reflect both local needs and the practical realities of implementation;

AND THAT the Board believes that the Province’s proposed new online permitting portal can be implemented within the existing conservation authority framework without requiring structural amalgamation;

AND THAT this resolution be included as part of the Niagara Peninsula Conservation submission to the Environmental Registry of Ontario and forwarded to Niagara Region, the lower-tier municipalities within Niagara Region, City of Hamilton, Haldimand County, Mississaugas of the Credit First Nation, Six Nations of the Grand River, Niagara Peninsula Source Protection Committee, Association of Municipalities of Ontario (AMO), Conservation Ontario, local area MPPs, and all Conservation Authorities in Ontario.

THEREFORE, BE IT RESOLVED THAT the Council of Niagara-on-the-Lake endorse the motion approved by the Niagara Peninsula Conservation Authority (NPCA) regarding the consolidation of the NPCA into a new “Western Lake Ontario Regional Conservation Authority” for the reasons noted in the resolution above; and

BE IT FURTHER RESOLVED THAT that this endorsement be forwarded to Chief Conservation Executive, Hussan Basit and the other organizations noted in the resolution above.

APPROVED

18. NOTICE OF MOTION

19. BY-LAWS

19.1 By-law No. 4152G-26 - Signing Officers

19.2 By-law No. 4588D-26 - Noise By-law Amendment

19.3 By-law No. 5192B-26 - Property Standards By-law Amendment

19.4 By-law No. 2026-002 - By-law to Authorize Assumption of Municipal Services - 16 on Four Mile Creek Subdivision

19.5 By-law No. 2026-003 - Designation By-law - 1791 Concession 2 Road

19.6 By-law No. 2026-004 - Designation By-law - 263 Regent Street

19.7 By-law No. 2026-005 - NOTL Special Event By-law

Adopted under item 7. Council & Committee of the Whole Minutes

19.8 By-law No. 5334D-26 - AMPS Non-Parking By-Law Special Events-Amendment

Adopted under item 7. Council & Committee of the Whole Minutes

19.9 By-law No. 2026-006 - Council Proceedings January 27, 2026

Moved by: Councillor Tim Balasiuk

Seconded by: Councillor Maria Mavridis

That leave be given to introduce:

- By-law No. 4152G-26 - Signing Officers
- By-law No. 4588D-26 - Noise By-law Amendment
- By-law No. 5192B-26 - Property Standards By-law Amendment
- By-law No. 2026-002 - By-law to Authorize Assumption of Municipal Services - 16 on Four Mile Creek Subdivision
- By-law No. 2026-003 - Designation By-law - 1791 Concession 2 Road
- By-law No. 2026-004 - Designation By-law - 263 Regent Street
- By-law No. 2026-006 - Council Proceedings January 27, 2026

And that the same be considered read a first, second and third time and passed this 27th day of January, 2026.

APPROVED

20. ADJOURNMENT

Moved by: Councillor Erwin Wiens

Seconded by: Councillor Gary Burroughs

That Council adjourn at 8:51 p.m. until the meeting of the Committee of the Whole Planning on February 3, 2026.

APPROVED