



THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE
PUBLIC COMMUNITY & DEVELOPMENT ADVISORY COMMITTEE MEETING MINUTES/REPORT

The members of the Public Community & Development Advisory Committee met on January 11, 2016 in the Council Chambers, at 7:00 p.m.

PRESENT:

Chair Councillor Jamie King, Lord Mayor Pat Darte, Councillors: Betty Disero, John Wiens, Jim Collard, Paolo Miele

REGRETS:

Councillors: Terry Flynn, Martin Mazza and Maria Bau-Coote

STAFF:

Sheldon Randall	Interim Chief Administrative Officer / Director of Operations
Holly Dowd	Town Clerk/ Director of Corporate Services
John Henricks	Director of Community and Development
Shirley Cater	Manager of Planning

OTHERS:

MEDIA:

Melinda Cheevers	Niagara This Week
Suzanne Mason	Sun Media

Chair Councillor Jamie King presided and called the Public Meeting to order at 7:00 p.m.

CONFLICT OF INTEREST

Councillor Jim Collard declared a conflict of interest regarding 1532 Concession 4 Road - Draft Plan of Subdivision and Zoning Amendment as a relative of his lives near this development.

Councillor Paolo Miele declared a conflict of interest regarding 1532 Concession 4 Road - Draft Plan of Subdivision and Zoning Amendment as he owns property near this development.

1. PUBLIC MEETING

The Chair welcomed those in attendance and noted that there are two public meetings

this evening. He explained the process for the meetings and read the Planning Act requirements for submission of an appeal to the Ontario Municipal Board.

At the request of the Chair, it was confirmed by the Recording Secretary that notice of the public meetings to inform the public of the proposal, was complied with as per the Planning Act.

The Chair advised that anyone wishing to receive notice should leave his or her name with the Recording Secretary.

1.a) 522 Lakeshore Road - Zoning Amendment

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting Notice states that the proposed change is to rezone the subject lands to Agricultural Purposes Only to prohibit the development of the lands.

The Chair asked if there was anyone present to speak in support of the proposal.

Cheryl Selig, Quartek Group,

Ms. Selig stated she was present representing the applicant. She noted that they supported staff's recommendations as outlined in the report.

The Chair asked if there was anyone present to speak in opposition to the proposal.

No one came forward to speak in opposition to the proposal.

The Public Meeting adjourned at 7:05 p.m.

1.b) 1532 Concession 4 Road - Draft Plan of Subdivision and Zoning Amendment

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting Notice states that the proposed change is to permit a 62 dwelling unit subdivision with 12 single-detached and 50 townhouse dwelling units.

Councillor Jim Collard previously declared a conflict of interest regarding 1532 Concession 4 Road - Draft Plan of Subdivision and Zoning Amendment as a relative of his lives near this development. He did not take part in any discussion.

Councillor Paolo Miele declared a conflict of interest regarding 1532 Concession 4 Road - Draft Plan of Subdivision and Zoning Amendment as he owns property near this development. He did not take part in any discussion.

The Director of Community & Development explained there were some minor technical amendments required to the Concession 4 Road CDS report. He noted that one amendment is minor and to recommendation 1.5 of staff report CDS-16-002, whereby it refers to Appendix C, which should read Appendix A. He further noted that an additional use is needed to be added to the Zoning By-law, being a Public Use in accordance with Section 5 (Definitions). He noted this will allow parks as a permitted use in the site

specific RM1 Zone proposed. He stated this will allow for additional park space at the west end of the development, where the trees can become public ownership.

The Director of Community & Development advised if the amendments can be made to the report, this addresses a number of concerns from residents about protecting trees and from staff regarding safe access into the park. He stated conditions 26-29 of the subdivision agreement will need to be reworked.

The Chair asked if there was anyone present to speak in support of the proposal.

Cheryl Selig, Quartek Group

Ms. Selig stated she was present representing the applicant. She provided a brief history to the property stating the application was submitted in 2014 and edits have been made from comments of residents, Town staff and NPCA. She discussed traffic concerns, grading and drainage plans and preservation of trees. She further noted that the zoning by-law required an amendment to include public use to recognize a park dedication block that is being proposed.

Ms. Selig answered questions of Council members regarding tree preservation, the look of the proposed buildings, proposed height of buildings, sidewalks and drainage.

The Chair asked if there was anyone present to speak in opposition to the proposal.

Lida Kowal, 4 Annmarie Drive

Ms. Kowal stated that she was not in opposition to the development, but had some questions. She noted that she lives at a dead end and she runs a business out of her home. She is concerned with heavy duty equipment blocking access to her home. She also stated about the issue she has with Town staff dumping snow in front of her property, whereby clients cannot get into her home. She stated that her driveways is below grade and is hopeful this will be cleared up when the new road is put in. She also inquired as to where the construction equipment will enter, Concession 4 Road or Annmarie Drive.

In answer to a question, the Director of Community & Development suggested that the development could start at end of 2016, but maybe as late as early 2017.

Sam Kingdon, 4 Raiana Drive

Mr. Kingdon stated he was not objecting to the development so far, but stated that the subject land is lower and he feels will be difficult for it to drain.

Steven Spink, 37 Bianca Drive

Mr. Spink questioned the number of Townhouses being proposed as he use to live in Grimsby in a Townhouse development where they were privately owned and became rental properties which were not taken care of.

The Director of Community & Development advised that the developer indicated these Townhouses will be private ownership.

The public meeting adjourned at 7:40 p.m.

ADJOURNMENT: 7:40 p.m.

Lord Mayor, this concludes the Minutes/Report of the Public Community & Development Advisory Committee I Councillor _____ move, seconded by Councillor _____ that the Minutes/Report of the January 11, 2016 Public Community & Development Advisory Committee Meeting be adopted.

LORD MAYOR PAT DARTE