



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

The members of the Community & Development Advisory Committee met on January 11, 2016 in the Council Chambers, at 7:40 p.m.

PRESENT:

Chair Councillor Jamie King, Lord Mayor Pat Darte, Councillors: Betty Disero, John Wiens, Martin Mazza (7:41 p.m.), Jim Collard, Paolo Miele

REGRETS:

Councillors Terry Flynn and Maria Bau-Coote

STAFF:

Sheldon Randall	Interim Chief Administrative Officer/Director of Operations
Holly Dowd	Director of Corporate Services / Town Clerk
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 meeting to order at 7:40 p.m.

CONFLICT OF INTEREST:

Councillor Jim Collard declared a conflict of interest regarding item 1.b) Report CDS-16-002, 1532 Concession 4 Road, application for draft plan of subdivision and zoning by-law amendment, as a relative of his lives near this development.

Councillor Paolo Miele declared a conflict of interest regarding item 1.b) Report CDS-16-02, 1532 Concession 4 Road, application for draft Plan of subdivision and zoning by-law amendment, as he owns property near this development.

PRESENTATIONS:

There were no presentations at this meeting.

DELEGATIONS:

There were no delegations at this meeting.

1. BUSINESS:

1.a) REPORT CDS-16-001

Re: 552 Lakeshore Road - application for zoning by-law amendment

Moved by Councillor Jim Collard, that the recommendations contained in Community & Development Services Report CDS-16-001 be adopted to include:

- 1.1 That the Zoning By-Law Amendment application for 552 Lakeshore Road, to re-zone the property from "Rural (A) Zone" to an "Agricultural Purposes Only (APO) Zone", be forwarded to Town Council for adoption.
- 1.2 The proposed Zoning By-Law Amendment is consistent with the Provincial Policy Statement, Provincial Policy Plans, Regional Official Plan and the Town Official Plan.

APPROVED.

1.b) REPORT CDS-16-002

Re: 1532 Concession 4 Road application for draft plan of subdivision and zoning by-law amendment

Councillor Jim Collard declared a conflict of interest regarding item 1.b) Report CDS-16-002, 1532 Concession 4 Road, application for draft plan of subdivision and zoning by-law amendment, as a relative of his lives near this development. He did not take part in any discussion, nor vote on this report.

Councillor Paolo Miele declared a conflict of interest regarding item 1.b) Report CDS-16-02, 1532 Concession 4 Road, application for draft Plan of subdivision and zoning by-law amendment, as he owns property near this development. He did not take part in any discussion, nor vote on this report.

Discussion took place regarding the look of the buildings, frontage, preservation of trees, urban design, and amendments to the staff report.

The following was discussed at the Public Community & Development meeting:

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.

Moved by Lord Mayor Pat Darte that recommendation 1.1 of Report CDS-16-002 be amended to read:

- 1.1 The Draft Plan of Subdivision for 1532 Concession 4 Road, the "Woodcastle Acres", File 26T-18-14-01 be approved in accordance with the provisions of the Planning Act, and regulations thereunder, subject to *further refinement of conditions to address park space, urban design and tree protection and replacement, as contained in Appendix C.*

APPROVED.

Moved by Councillor Betty Disero that recommendation 1.5 of Report CDS-16-002 be amended to read:

- 1.5 The draft Zoning By-law Amendments for 1532 Concession 4 Road, the "Woodcastle Acres" attached as Appendix A, *be amended to include public use in accordance with Section 5* , be forwarded to Town Council for adoption.

APPROVED.

Moved by Lord Mayor Pat Darte, that the recommendations contained in Community & Development Services Report CDS-16-002 be adopted as amended to include that:

- 1.1 The Draft Plan of Subdivision for 1532 Concession 4 Road, the "Woodcastle Acres", File 26T-18-14-01 be approved in accordance with the provisions of the Planning Act, and regulations thereunder, subject to *further refinement of conditions to address park space, urban design and tree protection and replacement, as contained in Appendix C.*
- 1.2 All parties be advised of Council's decision on the subdivision application for 1532 Concession 4 Road, the "Woodcastle Acres" in accordance with Provincial regulations.
- 1.3 The Lord Mayor be authorized to endorse the Draft Plan of Subdivision for 1532 Concession 4 Road, the "Woodcastle Acres" as 'approved' 20 days after notice of Council's decision has been given provided that no appeals have been received.
- 1.4 The applicant be advised that the Town's draft approval for the subdivision application for 1532 Concession 4 Road, the "Woodcastle Acres" will lapse three (3) years from the date of draft approval unless an extension of the approval period is granted by Town Council.
- 1.5 The draft Zoning By-law Amendments for 1532 Concession 4 Road, the "Woodcastle Acres" attached as Appendix A, *be amended to include public use in accordance with Section 5* , be forwarded to Town Council for

adoption.

- 1.6 The applications are consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the Town's Official Plan.

APPROVED AS AMENDED.

1.c) REPORT CDS-16-003

UNESCO Minutes - December 11, 2015 and Revised Terms of Reference

Moved by Lord Mayor Pat Darte, that the recommendations contained in Community & Development Services Report CDS-16-003 be adopted to include:

- 1.1 that the December 11, 2015 UNESCO Committee minutes, attached as Appendix A, be received; and
- 1.2 that the following recommendation be forwarded to Council for approval:
 - 1.2.1 that Peter Kavanaugh be appointed to the UNESCO Committee and that the Terms of Reference be revised to reflect the number of members and roles (Appendix B).
- 1.3 that the revised Terms of Reference for the UNESCO Committee be approved.

APPROVED.

2. NEW BUSINESS:

The following items were discussed:

- Grow-op on Lakeshore Road
- Official Plan first draft - Chautauqua Area
- Requesting staff to prepare a report of incomplete builds, site plan agreements with lapsed time frame, can we force people to continue to build, what are Council's obligations?

ADJOURNMENT: 8:25 p.m.

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

LORD MAYOR PAT DARTE