



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 April 3, 2017 in the Council Chambers, at 6:00 p.m

PRESENT:

Chair Councillor Martin Mazza, Lord Mayor Pat Darte, Councillors: Maria Bau-Coote, Jim Collard, Betty Disero, Jamie King, Paolo Miele, John Wiens.

REGRETS:

Councillor Terry Flynn

STAFF:

Craig Larmour	Director of Community & Development
Holly Dowd	Chief Administrative Officer/Director of Corporate Services
Sheldon Randall	Director of Operations
Brett Buck	Supervisor - Environmental Services
Marci Weston	Engineering Technologist
Peter Todd	Acting Town Clerk
Colleen Hutt	Acting Deputy Clerk

OTHERS:

MEDIA:

Scott Rosts	Niagara This Week
Suzanne Mason	Sun Media

1. Public Meeting

The Chair welcomed those in attendance and noted that there was one public meeting this evening. The Chair 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 proposals, 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) 1757 Four Mile Creek Road - application for zoning by-law amendment

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting notice states: The proposal is to rezone part of the property to facilitate a boundary adjustment. The proposed Residential Multiple (RM2) Zone is consistent with the zoning of the adjacent parcel proposed to be enlarged.

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

Patrick Maloney - Sullivan Mahoney, 40 Queen Street, St. Catharines

Mr. Maloney spoke on behalf of the proponent. He provided a description of the subject lands and the proposed application stating that the front of the property will remain with the current zoning and the back of the property is the subject of the rezoning.

The Chair asked if there was anyone against the proposal wishing to speak.

No one came forward to speak in opposition.

(b) 1376 York Road - application for official plan and zoning by-law amendments

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting notice states: The proposal is to amend the Official Plan and Zoning By-law to permit the use of the subject property as a 6-room Country Inn and to permit the use of an accessory Bunkie as one room in the Country Inn.

Councillor Jim Collard declared a conflict of interest with 1376 York Road - application for official plan and zoning by-law amendments as he and his wife own a Short Term Rental accommodation. Mr. Collard did not take part in any discussion on this item.

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

Thomas Richardson, Sullivan Mahoney, 40 Queen Street, St. Catharines

Mr. Richardson, Senior Partner, spoke on behalf of the applicant Patricia Bedham. He provided a description of the subject lands and the proposed application stating that the applications are to convert the dwelling into a six bedroom country inn with one room in an accessory building located on the north east corner of the property.

Mr. Richardson presented a powerpoint presentation showing the property, bunkie and surrounding properties. A letter of support was also filed with the Town Clerk on behalf of the residents at 1370 York Road.

Mr. Richardson stated that the property back onto the Ravine Winery and the accessory building which is surrounded by vineyards. The property also has the required amenity area and meets the necessary parking requirements. The proposal meets all location requirements, is consistent with land use principles and

the Region Official Plan. Mr. Richardson further requested that the applications be approved.

Mr. Richardson answered questions with regard to the time frame of renovations.

Kenn Moody, 123 Paxton Lane, St. Davids, St. Davids Ratepayers Association

Mr. Moody spoke on behalf of the St. Davids Ratepayers Association. Mr. Moody stated that the association had no objection to the proposal.

The Chair asked if there was anyone against the proposal wishing to speak.

No one came forward to speak in opposition.

(c) 300 Taylor Road - application for zoning amendment

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting notice states: The proposal is to permit additional uses at the existing Outlet Collection Mall including Mobile Food Truck, Special Events, Postal Outlet and Pet-Grooming Facility.

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

David Baffa, Senior Vice-President - Ivanhoe Cambridge Inc.

David Baffa spoke on behalf of Ivanhoe Cambridge Inc. Mr. Baffa explained that were introducing a number of uses that are compatible to the mall, this will create a new outdoor space that will cater to both visitors and residents and they are hoping to start construction this month and been operational for June of this year.

The Chair asked if there was anyone against the proposal wishing to speak.

No one came forward to speak in opposition.

ADJOURNMENT: 6:27 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
April 3, 2017 Public Community & Development Advisory Committee Meeting be
adopted.*

LORD MAYOR PAT DARTE