

City of Port Colborne

Public Meeting Minutes

Date: Monday, June 21, 2021
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Members Present: M. Bagu, Councillor
E. Beauregard, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
F. Danch, Councillor
A. Desmarais, Councillor
D. Kalailieff, Councillor
W. Steele, Mayor (presiding officer)
H. Wells, Councillor

Staff Present: A. LaPointe, Acting Director of Planning and Development/City Clerk
S. Luey, Chief Administrative Officer
C. Madden, Deputy Clerk (minutes)
D. Schulz, Planner

1. Call to Order

Mayor Steele called the meeting to order.

2. Adoption of Agenda

Moved By Councillor M. Bagu

Seconded By Councillor E. Beauregard

That the agenda dated June 21, 2021 be confirmed, as circulated.

Carried

3. Disclosures of Interest

4. Statutory Public Meetings

4.1 Public Meeting Report for Proposed Zoning By-law Amendment at 650 Lorraine Road, File D14-10-21, 2021-179

Purpose of Meeting

The purpose of this meeting, pursuant to Section 34 of the *Planning Act*, is to consider an application submitted by the agent Christopher Wilson on behalf of the owner David Roy Bankert for the lands legally known as Part of Lots 21 and 22, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 650 Lorraine Road.

The application for Zoning By-law Amendment proposes to change the zoning from Agricultural (A) to Agricultural Purposes Only (APO) and Agricultural Residential (AR). The Zoning By-law Amendment is being sought to satisfy a condition of a farm-consolidation severance under consent application B09-21-PC.

Method of Notice

Notice of the Public Meeting was administered in accordance with Section 34 of the *Planning Act*, as amended, and Section 5 of Ontario Regulation 545/06.

The Notice of Public Meeting was circulated to required agencies, and property owners within 120 metres of the property on May 26th, 2021. A Public notice sign was also posted on the property by June 1st, 2021. Meeting details have been provided along with the Council Agenda on the City's website.

As of the date of this meeting, staff has not received any written correspondence

Explanation of Procedure to be Followed

Mr. Schulz advised that the procedure to be followed this evening will be to present Department of Planning and Development Report 2021-179, hear any comments from the applicant, receive questions of clarification from Council to the applicant or Planning Staff, open the meeting to the public for comments and questions and announce the requirements under the Planning Act for written notice of passage of the proposed zoning by-law amendment.

Presentation of Application for Zoning By-law Amendment

Mr. Schulz presented the following:

The application for Zoning By-law Amendment proposes to change the zoning from Agricultural to Agricultural Purposes Only and Agricultural Residential. The Agricultural Purposes Only zone permits agricultural uses, conservation uses, and uses, structures and buildings accessory thereto including greenhouses. A special provision, being APO-64, will be required to recognize the location existing storage building on Part 2 in relation to the new property line.

The Agricultural Residential zone permits a detached dwelling, and uses, structures and buildings accessory thereto.

Comments of Applicant

Mr. Wilson confirmed that the amendment was being sought as a condition of consent application B09-21-PC.

Questions of Clarification to Applicant/Planning Staff

Councillor Wells asked if there was a reason for the special provision, with regards to the property line not being split evenly.

Mr. Schulz confirmed that the property line was partially determined through the hydrogeological study that was submitted through the consent application, for the purpose of determining the minimum size that would be adequate for a septic system on the property.

Oral Presentations and/or Questions from the Public

None.

Announcement Respecting Written Notice of Passage of Zoning By-law Amendment

Mr. Schulz stated, "If you wish to be notified of the approval of the zoning by-law amendment you must make a written request to the clerk. Only those persons and public bodies that give the clerk a written request for the notice of passing of a zoning by-law amendment will be given notice."

Explanation of Future Meetings

The proposed Zoning By-law Amendment and recommendation report will return to Council at a later date.

Adjournment

Mayor Steele adjourned this Public Hearing at approximately 6:45 p.m.

Moved By Councillor H. Wells

Seconded By Councillor A. Desmarais

That Planning and Development Department Report 2021-179 be received for information.

Carried

- a. **Delegation from Christopher Wilson and David Bankert, applicants**

5. Procedural Motions

6. Information Items

7. Adjournment

Mayor Steele adjourned the meeting at approximately 6:46 p.m.

William C. Steele, Mayor

Amber LaPointe, City Clerk