



City of Port Colborne
Public Meeting Minutes

Date: Monday, November 15, 2021
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Members Present: M. Bagu, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
A. Desmarais, Councillor
W. Steele, Mayor (presiding officer)
H. Wells, Councillor

Member(s) Absent: E. Beauregard, Councillor
F. Danch, Councillor
D. Kalailieff, Councillor

Staff Present: A. LaPointe, Acting Director of Planning and Development/City Clerk
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 A. Desmarais
Seconded By Councillor R. Bodner

That the agenda dated November 15, 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 on Stanley Street (Lot 71, Plan 59M-428), File D14-14-21, 2021-294

Purpose of Meeting

The purpose of this meeting, pursuant to 34 of the *Planning Act*, is to consider an application initiated by the City of Port Colborne for the lands legally known as Lot 71 on Plan 59M-428, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as a vacant lot on the north side of Stanley Street.

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 of the property from First Density Residential (R1) to Second Density Residential (R2) to reflect the zoning previously approved under By-law 5667/98/11. The Zoning By-law Amendment is being sought to permit the construction of a semi-detached dwelling on the property.

The property is located on the north side of Stanley Street in Phase 2 of the Westwood Estates Plan of Subdivision. The surrounding land uses are primarily made up of low to medium density properties, some of which have yet to be built out.

The subject property is currently zoned **First Density Residential (R1)**. The R1 zone permits a detached dwelling; and uses, structures and buildings accessory thereto.

It should be noted that the property was zoned Third Density Residential (R3) in the City's former Zoning By-law. The R3 zone permitted single, semi and duplex dwellings.

The proposed zoning of Second Density Residential (R2) will essentially mirror the zoning that was previously approved by City Council.

Delegation from Craig Rohe, Senior Planner, Upper Canada Consultants, Consultant

Mr. Rohe provided a brief summary of the proposal and context.

Delegation material from Sarah Ivins, Planner, Township of Wainfleet

“The Township has no comments or concerns regarding the proposed amendment. The Township is also satisfied that appropriate notice has been provided to Township landowners in accordance with Section 34 of the Planning Act.”

Questions of Clarification to Planning Staff/Applicant

Nil.

Oral Presentations and/or Questions from the Public

Nil.

Announcement Respecting Written Notice of Passage of Zoning Bylaw 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 the adoption and 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.

Moved By Councillor H. Wells
Seconded By Councillor M. Bagu

That Planning and Development Department Report 2021-294 be received for information.

Carried

- a. **Delegation from Craig Rohe, Senior Planner, Upper Canada Consultants, Consultant**
- b. **Delegation from Todd Shoalts, Shoalts Developments Inc., Developer**
- c. **Delegation from Jeff Collins and Dan Cook, Bridge & Quarry, property owners**

d. Delegation material from Sarah Ivins, Planner, Township of Wainfleet

5. Procedural Motions

6. Information Items

7. Adjournment

Mayor Steele adjourned the meeting at approximately 6:45 p.m.

William C. Steele, Mayor

Amber LaPointe, City Clerk