

**City of Port Colborne
Council Meeting Addendum**

Date: Tuesday, August 15, 2023
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

8. Staff Reports

8.1 Port Colborne and District Conservation Club and the Discharge of Firearms By-law – 2023 update, 2023-143

*a. Delegation from Anthony Harrington, District Conservation Club

*b. Delegation from David Stanley, District Conservation Club

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8.3 Recommendation Report for Proposed Official Plan and Zoning By-law Amendment – 135 Coronation Drive, 2023-154

*a. Delegation from Mary Lou Tanner, Applicant, NPG Planning Solutions Inc.

*b. Delegation from Mark Tremblay, Resident, 91 Coronation Drive

*c. Delegation from Peter DiPietro, Resident, 92 Coronation Drive

*d. Delegation from Kelly Rohe, Resident, 83 Coronation Drive

6

*e. Delegation from Kayla White, Resident, 55 Coronation Drive

12

20. By-laws

*20.5 By-Law to Appoint a Deputy Chief Building Official (Gary Graziani)

14



Port Colborne & District Conservation Club

**P.O. Box 444
Port Colborne, ON
L3K 1B7**

Website: www.pcdcc.com Email: pcdcc@pcdcc.com

June 27, 2023

Ref 8676 50

Mr. Brian Griffith
Superintendent – CFO Bureau Commander
Chief Firearms Office
777 Memorial Ave
Orillia ON L3V 7V3

Mr. Griffith

The Port Colborne District Conservation Club (PCDCC) has operated a trap and skeet ranges at its current location since the 1960s. During that period the club has promoted conservation, youth activities, hunter safety and safe firearm operations. To date there has not been a firearm related incident at the club.

Based on communications with the CFO there are 4 properties that require land use letters acknowledging the potential for shot fall from trap and skeet activities. The attached figure shows the location of the club and the properties adjacent to the club. The adjacent properties are owned by:

Property 1: Sammut – No letter at this time

Property 2: Veenstra – Letter attached

Property 3: Young – Letter attached

Property 4: Morningstar – Letter attached

Three of the property owners acknowledge that their property may be impacted by the shot fall from trap and skeet activities at the club (see the attached letters). At this time the PCDCC wish to open the trap field since we do not have a land use acknowledgment from the Sammut's. The trap field is oriented to the south east and there is no shot fall on the Sammut property. There is shot fall from the skeet field on the Sammut property, the skeet field will remain closed until an acknowledgement letter is secured.

If you have any questions or comments on the matter please contact me at [REDACTED] or [REDACTED]

Sincerely

David Stanley

David Stanley

Range Officer, PCDCC

cc: Sgt. David Keyes

Figure 1. Location of PCDCC and adjacent property owners.





Port Colborne & District Conservation Club

P.O. Box 444

Port Colborne, ON

L3K 1B7

Website: www.pcdcc.com Email: pcdcc@pcdcc.com

June 15, 2023

To whom it may concern:

This letter acknowledges that I am the owner of Property 2. I acknowledge there may be the potential for shot fall (maximum pellet size is 7.5 shot) on the property from trap and skeet activity from the Port Colborne District Conservation Club.

ANDY VEENSTRA



Port Colborne & District Conservation Club
P.O. Box 444
Port Colborne, ON
L3K 1B7
Website: www.pcdcc.com Email: pcdcc@pcdcc.com

June 15, 2023

To whom it may concern:

This letter acknowledges that I am the owner of Property 3 - 3921 Second Concession, Port Colborne. I acknowledge there may be the potential for shot fall (maximum pellet size is 7.5 shot) on the property from trap and skeet activity the Port Colborne District Conservation Club.

Amy Young



Port Colborne & District Conservation Club
P.O. Box 444
Port Colborne, ON
L3K 1B7
Website: www.pcdcc.com Email: pcdcc@pcdcc.com

June 15, 2023

To whom it may concern:

This letter acknowledges that I am the owner of Property 4 - 1920 Troup Rd, Port Colborne. I acknowledge there may be the potential for shot fall (maximum pellet size is 7.5 shot) on the property from trap and skeet activity the Port Colborne District Conservation Club.

Kathy Morningstar
Kathy Morningstar

From: [Joanne Goulet](#)
To: [Saima Tufail](#)
Subject: FW: PETITION: 135 Coronation Drive: Zoning By-law Amendment (Council Meeting August 15th).
Date: August 15, 2023 10:04:52 AM
Attachments: [logo_92ffc72e-1a94-4c3c-bb44-cfecb6d7c8b8.png](#)
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[linkedin_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)
[Coronation Drive Signed Petition.pdf](#)



www.portcolborne.ca

Joanne Goulet
Interim Deputy City Clerk
City of Port Colborne

66 Charlotte Street
Port Colborne, ON L3K 3C8
Phone 905-835-2900 x115
Email Joanne.Goulet@portcolborne.ca

"To provide an exceptional small-town experience in a big way"

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From: Kelly Rohe [REDACTED]
Sent: Tuesday, August 15, 2023 9:58 AM
To: Deputy Clerk <deputyclerk@portcolborne.ca>
Cc: [REDACTED] Gary Bruno
<gary.bruno@portcolborne.ca>; Frank Danch <frank.danch@portcolborne.ca>
Subject: PETITION: 135 Coronation Drive: Zoning By-law Amendment (Council Meeting August 15th).

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

Please see attached petition.

Related to Council Agenda Item# **8.3: Recommendation Report for Proposed Official Plan and**

Zoning By-law Amendment – 135 Coronation Drive, 2023-154.

This is a petition signed by residents of Coronation Drive, West Side Road and surrounding streets who are concerned about the proposed development and requesting this be stopped, or deferred for approval.

Please ensure this is circulated to the Councilors prior to tonight's meeting.

Kelly Rohe

Address: 83 Coronation Drive

Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

We the undersigned are concerned citizens who urge the City of Port Colborne council to act now to stop this proposed development.

Name	Address	Signature	Date
KAYLA WHITE	55 CORONATION	K White	July 21, 2023
Matthew Whynot	81 Coronation	Matthew Whynot	July 21/23
Luke Langlois	235 West side rd	Luke Langlois	July 21/23
SEAN KERNAGHAN	239 WEST SIDE RD	Seán Kernaghan	" " "
SUSAN RIDGEN	100 CORONATION DR	Susan Ridgen	July 21/23.
DOUG RIDGEN	100 CORONATION DR	Douglas Ridgen	July 21/23
GENNARO Spongelito	201 WEST SIDE RD	Gennaro Spongelito	July 21/23
PAUL SLIPAK	238 Westside Rd	Paul Slipak	July 21/23
Janet Slipak	238 Westside Rd	Janet Slipak	July 21/23
Michael Bryliov	24 CORONATION	Michael Bryliov	July 21, 2023
Viktorija BRYLIOVA	24 CORONATION DR.	Bryliova	July 21, 2023
Claudette Hall	61 Coronation Dr	Claudette Hall	July 21, 2023
Randy Hall	61 Coronation Dr	Randy Hall	July 21, 2023
Rebecca Graham	41 Coronation Dr	Rebecca Graham	July 21, 2023
Jonathan Graham	41 Coronation Dr	Jonathan Graham	July 21, 2023
Kyra Kirchmayer	48 Coronation Dr.	Kyra Kirchmayer	July 21/2023
Kyra Kirchmayer	48 Coronation Dr	Kyra Kirchmayer	July 21/2023

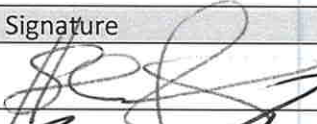




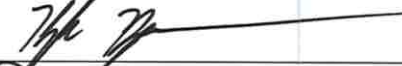
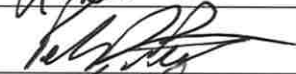
Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

We the undersigned are concerned citizens who urge the City of Port Colborne council to act now to stop this proposed development.

Name	Address	Signature	Date
Bill Cronshaw	22 Merritt Pkwy	[Signature]	July 21/23
Michelle Tremblay	91 Coronation Dr	[Signature]	July 21/23
John Boesch	88 Coronation Dr	[Signature]	July 21/23
Rhonda Ruesch	88 Coronation Dr	[Signature]	July 21/23
J. de Wolff	93 Merritt Parkway	[Signature]	July 21/23
D. Grant	53 Coronation	[Signature]	" "
Lucille Grant	53 Coronation Dr.	Lucille Grant	" "
Olivia Seess	29 Coronation Dr	[Signature]	
[Signature]	" " "	[Signature]	
Jon White	55 Coronation	[Signature]	" "
Dave Tremblay	43 Coronation	[Signature]	" "
Kelly Bone	83 Coronation	[Signature]	" "
Pam Koudijs	105 Merritt Parkway	Pamela Koudijs	21 July 2023
Lucas Mann	83 Coronation	[Signature]	" "
Kim Busnell	89 Coronation	Kim Busnell	July 21/2023
Daryl Bisnett	89 Coronation	Daryl Bisnett	July 21/2023

Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

We the undersigned are concerned citizens who urge the City of Port Colborne council to act now to stop this proposed development.

Name	Address	Signature	Date
SHIRLEY COVE	111 MERRITT PKWY		21 July 2023
Matthew Rubocki	68 Coronation Drive		13 August 2023
Andrew Desiri	78 Coronation Dr	Andrew Desiri	August 13 2023
Allison Desiri	78 Coronation Dr	Allison Desiri	Aug. 13 / 2023
Jeff Leggett	64 Coronation Dr.		Aug. 13 / 2023
Linda Leggett	64 Coronation Dr.	Linda Leggett	Aug. 13 / 2023
Ashley Leggett	64 Coronation Dr.	Ashley Leggett	Aug. 13 / 2023
Hammie Schilstra	65 Coronation Dr		Aug. 13 / 2023
Justin Murray	47 Coronation Dr	Justin Murray	Aug 13 / 2023
Cassandra Murray	47 Coronation Dr.	C. Murray	Aug 13 / 2023
M.L. TREMBLEY	43 CORONATION	M.L. Tremblay	Aug 13 2023
David Stuart	35 Coronation		Aug 13 2023
KYLE RANGER	14 CORVETTE ST.		2023/08/13
PRISCILLA RANGER	14 CORVETTE ST.	Priscilla Ranger	2023/08/13
Laura Di Pietro	92 Coronation Dr.	L. Di Pietro	8/14/23
PETER DI PIETRO	92 CORONATION DR		8/14/23
A.J. Sless	29 Coronation	A.J. Sless	08/14/23

From: [Kayla White](#)
To: [City Clerk](#)
Subject: Delegation Form
Date: August 14, 2023 8:49:35 AM
Attachments: [City Council Aug 15.pdf](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning,

I will be attending in person and I do not have anything for distribution at this time. With very little notice to this meeting, I have not prepared my notes yet but will have those sent to you by tomorrow morning.

Thank you
Kayla

Good evening council, neighbours.

It's no secret that our neighbours feel strongly about this development on Coronation Drive. As a resident of Coronation, I can tell you why I (and my family) feel strongly about this vote you'll make today.

If you've visited someone on Coronation Drive throughout the years, there are a few things you'll notice. Firstly, this is a quiet street, there aren't fast moving vehicles (most days) and the kids here feel safe to move about the street without worry. This is partially because there are less cars on our street than in most neighbourhoods of this size. A fact that will not remain true if council votes yes this evening, because this development would more than double the amount of vehicles on Coronation Drive.

Secondly, you'll notice that the homes on our street are diverse. These homes were built, mostly by the homeowners, some 50-70 years ago. This isn't a neighbourhood of cookie-cutter homes that share the same 3 styles on the inside and outside. This is a street where each home has history and none mirror each other. When we heard that the stacked townhomes with ultra-modern design, no outdoor space and private garbage pick-up would be placed in our neighbourhood, we couldn't believe how far off the statement that they would "fit in" was. It is clear to me, and many of us here, that the developer has not taken a very close look at the neighbourhood before deciding that these quasi-apartment buildings would fit into the landscape of single home bungalows with the odd two story, each with an acre of land. That seems about as far from each other on the spectrum of homes as possible?

Lastly, the homes on this street, and in this neighbourhood, are zoned as R1 residential. We have beautiful lots and lots of parking space for each home. One of my primary concerns is that the space that is allocated for each residence in this development is a mere 1.25 spaces. Homes of this size and being that they are brand new, will not be homes that the average single person would be able to afford (going off of the estimate from one of the council members, that each residence would sell for \$500,000.00). This would mean that many of the homes would have two working adults, who (this is Port Colborne after all) would each have their own vehicle. After those spots are allocated and they have family over, where will the extra cars spill out into, if not Coronation Drive? How will our children walk to school with 114-200 more cars using the entrance of the street? How will this effect our neighbours on Westside who already struggle to exit their driveway on a daily basis. Speedbumps, one ways and Lights are the options that we have been presented to solve this, when the best solution is right nextdoor. Utilize the light and driving space that exists already on Sobey's property.

The vote that council members will take today will greatly change the few things I just mentioned. If you pass this R4 by-law amendment, the lives of the families on Coronation Drive will be greatly altered and the safety of our children will be at stake. That is not a dramaticism, that is fact, and I implore council to consider voting NO on this development, and having Sobey's and their team return with a design that better fits the community and does not use Coronation Drive as the entrance for the new homes.

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-Law to Appoint a Deputy Chief Building Official

Whereas Section 4(2) of the *Building Code Act, 1992, S.O. 1992, c.23* (the Act) provides that the Council of each municipality shall appoint a Deputy Chief Building Official and such inspectors as are necessary for the enforcement of the Act in the areas in which the municipality has jurisdiction; and

Whereas Council is desirous of providing for the appointment of a Deputy Chief Building Official; and

Now therefore the Council of The Corporation of the City of Port Colborne enact as follows:

1. That Gary Graziani be appointed as Deputy Chief Building Official for the Corporation of the City of Port Colborne, effective August 14, 2023;
2. That the duties of the Deputy Chief Building Official will be those set out in the *Building Code Act 1992, S.O. 1992, c.23* and the regulations thereunder, the Corporation's zoning and building By-Laws and such other duties as Council may impose from time to time;
3. That this By-Law shall be repealed on the date that the appointee ceases to be employees of the City of Port Colborne; and
4. That this By-Law shall come into force and take effect on the date of passing.

Enacted and passed this 15th day of August, 2023.

William C. Steele
Mayor

Saima Tufail
Acting City Clerk