

**City of Port Colborne**  
**Public Meeting Minutes**

**Date:** Tuesday, April 2, 2024  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Members Present:** M. Aquilina, Councillor  
M. Bagu, Councillor  
R. Bodner, Councillor  
G. Bruno, Councillor  
F. Danch, Councillor  
D. Elliott, Councillor  
T. Hoyle, Councillor  
W. Steele, Mayor (presiding officer)

**Member(s) Absent:** E. Beauregard, Councillor

**Staff Present:** C. Schofield, Acting City Clerk  
S. Luey, Chief Administrative Officer  
D. Vasu, Acting Deputy Clerk  
C. Roome, Planner

**1. Call to Order**

Mayor Steele called the meeting to order at 6:31 pm.

**2. Adoption of Agenda**

Moved By Councillor D. Elliott  
Seconded By Councillor M. Bagu

That the agenda dated April 2, 2024, be confirmed, as amended.

Carried

**3. Disclosures of Interest**

**4. Statutory Public Meetings**

**4.1 Public Meeting Report for Zoning By-law and Official Plan Amendment at 631 Lorraine Road – File No. D14-02-24 and D09-01-24, 2024-81**

Councillor Bagu asked the applicant whether there was potential for industrial soil contamination in the area, and if any environmental assessment was conducted, then noted that a house built across the street from the proposed site was taken down due to the soil contamination.

The applicant stated that the application had been circulated to the Region but Regional staff did not identify any potential concerns regarding environmental contamination, then added that other houses had been built in the area recently without issue.

Councillor Bodner stated that he spoke with the Drainage Superintendent who believes the water may run north, noting that the Drainage Superintendent's comments were not included in Report 2024-81, then asked the Planner if the Drainage Superintendent's comments could be presented before the recommendation report.

The Planner stated that typically the practice is to present any comments received after the Public Meeting report in the recommendation report, but noted that staff could try to present the comments before the recommendation report if requested.

Councillor Bodner requested that Staff make the drainage comments available before the recommendation report is presented to Council.

Moved By Councillor R. Bodner  
Seconded By Councillor M. Aquilina

That Planning and Development Report 2024-81 be received for information.

Carried

**a. Delegation from Steven Rivers, applicant**

The applicant gave an overview of the proposed development.

**b. Delegation from Lloyd Winger, resident**

The resident expressed concern regarding existing stormwater drainage patterns, stating their belief that runoff heading south on

Lorraine Road causes their property to be underwater for most of the year, adding that they estimate that the properties with standard paved driveway and cement patio add 82,983.6 gallons of runoff per year, excluding water going into potential septic bed. The resident expressed support for the development as long as the drainage issue they have witnessed does not worsen, added that work to improve drainage in the area was discussed, but this work was halted. The resident noted their belief that the Official Plan prioritizes keeping agricultural land designated as agricultural.

The applicant responded by stating that the development would not exacerbate run-off or impact drainage one kilometre south of the development, then stated that a Drainage Plan is required for the concerned lots which requires that post-development runoff is equal to pre-development runoff.

Councillor Bruno asked the resident whether their property is assessed on an existing municipal drain.

The resident could not remember which exact drain is in the area but stated they had been made aware of proposed work on a drain to alleviate drainage problems in the past, which had not occurred.

Mayor Steele stated that the area is under report right now and the engineering is not complete yet.

Councillor Bruno asked the Planner if both sides of Lorraine Road would be covered in the drainage review, and if there would be comments from the appointed Engineer and Drainage Superintendent regarding whether they could support the proposed development.

The Planner stated that he can look into that and ask the Drainage Superintendent whether she can broaden the scope of her comments to see if the drain will be impacted, noting that the question would be better directed to Public Works staff.

The resident added that engineering reviews of the Wignell Drain have been pending for a decade without any action taken to reduce flooding on their property.

Councillor Bodner asked the applicant to confirm that the addition of paved driveways to the lots would not add to runoff.

The applicant confirmed that is the case, noting their belief that the Drainage Superintendent would confirm this.

**5. Procedural Motions**

**6. Information Items**

**7. Adjournment**

Mayor Steele adjourned the meeting at approximately 6:58 pm.

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William C. Steele, Mayor

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Carol Schofield, Acting City Clerk