



**City of Port Colborne
Public Meeting Minutes**

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

Member(s) Present: M. Aquilina, Councillor
M. Bagu, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
D. Elliott, Councillor
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

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

Staff Present: C. Schofield, Acting City Clerk
D. Schulz, Senior Planner
D. Vasu, Planner

1. Call to Order

Mayor Steele called the meeting to order at approximately 6:30 pm.

2. Adoption of Agenda

Moved By Councillor R. Bodner
Seconded By Councillor T. Hoyle

That the agenda dated August 6th, 2024 be confirmed, as circulated.

Carried

3. Disclosures of Interest

Mayor Steele noted Councillor Beauregard's absence and conflict of interest.

4. Statutory Public Meetings

4.1 Public Meeting for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision for Stonebridge Village Subdivision – Files: D09-06-24 & D14-06-24, 2024-150

Dave Schulz, Senior Planner, provided a PowerPoint Presentation overview of the Applications, attached as Appendix A and B to Report 2024-150, respectively. The Official Plan amendment will implement site-specific policies to facilitate the proposed Draft Plan of Subdivision. The Zoning By-law amendment will permit a mix of single-detached, semi-detached, townhouses, live/work townhouses, and six-storey apartment units.

William Heikoop, Planning Manager from Upper Canada Consultants, and Drew Toth, Founder of Elevate Living, gave a presentation in favour of the proposed development. The applicant stated that the proposed development would include 385 dwelling units across a variety of housing options, including attainable, affordable, and market-rate apartments and houses. A stormwater management centre, park, and pedestrian connection are also proposed. The applicant stated that consideration was given to the existing homes on Barrick Road, and the high-density buildings have been located away from these existing units. The applicant stated that supporting studies show no impacts on the Biederman Drain water balance and wetland areas and that the Region has required that the Omer Pumping Station be upgraded before construction can begin. The applicants also stated that a Traffic Impact Study showed no upgrades to existing intersections are required.

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

That Development and Government Relations – Planning Division Report 2024-150 be received for information.

Carried

The following members of the public addressed Council on the application:

a. **Phelan Collins, 517 Barrick Road**

Phelan Collins stated concern over:

- Proximity of his property to the walking path that will run along the side of his yards, and

- Increased traffic on Barrick Road.

Phelan Collins asked if there were plans for a fence along the walkway. The Senior Planner responded that the City can work with developers to add a privacy fence along the sides of the walking path.

b. Delegation from George Edwards, 643 Barrick Road

George Edwards stated concern over:

- How proposed dwellings would affect his horse farm,
- The presence of a six-storey apartment building in the area, and
- Impacts of development on the wildlife corridor that goes through his property

George Edwards stated that the applicants had assured him that they would work with him to accommodate his interests.

c. Delegation from Cameron Gunn, 550 Barrick Road

Cameron Gunn stated concern over:

- The high volume of vehicles and residents of the proposed subdivision that would be funnelled onto Barrick Road in the absence of another connection to West Side Road,
- The impacts of increased traffic on children playing on Barrick Road and on people pulling out of their driveways,
- The impacts of increased traffic on cars turning left onto West Side Road,
- The lack of sidewalks on Barrick Road causing pedestrians to walk across existing properties, and
- High volume of construction vehicles causing cars and property to be covered in dust.

Cameron Gunn stated that he believes there should be a connection to West Side Road, the speeds on West Side Road need to be reduced, and a stop light needs to be added to the West Side Rd/Barrick Rd intersection.

d. Delegation from Donna Putman, 805 Barrick Rd

Donna Putman asked:

- How water is going to be funnelled to the Biederman Drain, and

- For more specific information on a drainage or ditching plan that won't disturb existing properties on Barrick Road.

The applicant responded by stating that:

- A pipe would be built down Barrick Road to a storm sewer that would be created either at the Minor Rd road allowance or further west at a watercourse,
- There would be a stormwater management facility and a wet pond on the development land that would capture the runoff differential from farm fields and impervious surfaces,
- These measures are intended to ensure the volume of water coming off the land is the same pre-development and post-development,
- They would provide the delegate with the drawings of the proposed plan relating to water drainage, and
- Homes cannot be built without the stormwater management facility and pipe being operational.

e. Delegation from Jan Putman, 805 Barrick Rd

Jan Putman asked:

- If it was an option to have water drain down to the Minor Rd road allowance to the Biederman Drain,
- Which side of the road water would drain down if Drain A had to be used instead of the Minor Rd road allowance, and
- Why a drain is required down Minor Rd if there is no additional run-off post-development.

The applicant responded by stating that:

- Draining water to the Minor Rd road allowance to the Biederman Drain is a viable option, but that there are existing environmental concerns regarding the provincially significant wetlands.
- The pipe alignment determining which side of the road the pipe is on would be determined in the technical design stage following approval and that the pipe drawings would need to be approved by City staff.
- Getting approval from the Ministry for a development requires applicants to demonstrate that the development will not cause additional runoff to properties downstream.

- Since the development is within the urban boundary, the City requires that the water drain in an enclosed, self-contained pipe to an appropriate facility, not to a roadside ditch.

5. Procedural Motions

None.

6. Information Items

None.

7. By-laws

7.1 By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne

Moved By Councillor M. Aquilina

Seconded By Councillor G. Bruno

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Public Meeting on August 6, 2024, be enacted and passed, as presented.

Carried

8. Adjournment

Mayor Steele adjourned the meeting at approximately 8:08 pm.

William C. Steele, Mayor

Carol Schofield, Acting City Clerk