

**City of Port Colborne
Special Council Meeting 16-20
Minutes**

- Date:** July 13, 2020
- Time:** 6:30 p.m.
- Place:** Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne
- Members Present:** M. Bagu, Councillor (via Zoom)
E. Beauregard, Councillor (via Zoom)
G. Bruno, Councillor (via Zoom)
R. Bodner, Councillor (via Zoom)
F. Danch, Councillor (via Zoom)
A. Desmarais, Councillor (via Zoom)
D. Kalailieff, Councillor (via Zoom)
W. Steele, Mayor (presiding officer) (via Zoom)
H. Wells, Councillor (via Zoom)
- Staff Present:** D. Aquilina, Director of Planning & Development (via Zoom)
A. LaPointe, Manager of Legislative Services/City Clerk
S. Luey, Chief Administrative Officer
C. Madden, Deputy Clerk

Also in attendance was one member of WeeStream.

1. Call to Order:

Mayor Steele called the meeting to order.

2. Confirmation of Agenda:

No. 103 Moved by Councillor F. Danch
Seconded by Councillor G. Bruno

That the agenda dated July 13, 2020 be confirmed, as
circulated.

CARRIED

3. Disclosures of Interest:

Councillor Wells declared a pecuniary interest with regards to Planning and Development Department, Planning Division, Report No. 2020-85, Subject: Public Meeting Report: Proposed Amendment to the Downtown Central Business District

Community Improvement Plan. Councillor Wells refrained from discussing or voting on this item.

Councillor Beauregard declared a pecuniary interest with regards to Planning and Development Department, Planning Division, Report No. 2020-85, Subject: Public Meeting Report: Proposed Amendment to the Downtown Central Business District Community Improvement Plan as he is employed by Sullivan Mahoney, the solicitor for Rankin Companies. Councillor Beauregard refrained from discussing or voting on this item.

4. Public Hearing Under the Planning Act:

Planning and Development Department, Planning Division, Report No. 2020-85, Subject: Public Meeting Report: Proposed Amendment to the Downtown Central Business District Community Improvement Plan

(i) Purpose of Meeting

The Director of Planning & Development advised that the purpose of this meeting, pursuant to Sections 17 & 28 of the *Planning Act*, is to present a proposed expansion to the Downtown Central Business District Community Improvement Plan.

(ii) Method of Notice:

Mr. Aquilina stated that the Notice of the Public Meeting was administered in accordance with Section 17(15) and 22(1) of the *Planning Act* as amended, Section 3 of Ontario Regulation 543/06. The Notice of Public Meeting was published in the Thursday June 11, 2020 edition of Niagara This Week.

(iii) Explanation of Procedure to be Followed:

Mr. Aquilina stated that the procedure to be followed this evening will be to:

- a) Present Planning and Development Services Department Report 2020-85.
- b) Hear any comments from Council to Planning Staff.
- c) Open the meeting to the public for comments and/or questions.
- d) Announce the requirements of the *Planning Act* for written notice request of passage of the proposed addition to the Community Improvement Plan.

(iv) Presentation of Application for Amendment:

The Director of Planning & Development provided an overview of the application and details of Report No. 2020-85. Mr. Aquilina advised that the application proposes to include 14 Adelaide Street and 21 Victoria Street to the CBD BCIP Project Area.

Mr. Aquilina highlighted that 176 Elm Street was accidentally omitted from the draft CIP project area and thanked Councillors Bagu and Kalailieff for informing staff earlier.

Mr. Aquilina advised that staff are to review the following in order to support the inclusion of the two properties:

- The rationale for needs;
- The goals of the existing CBD CIP; and
- A description of the project area characteristics.
- Is the property near the CBD CIP project area?
- Does it have potential for conversion to commercial or mixed use?
- Is it in need of improvement?

Mr. Aquilina advised that no comments from the public had been received.

(v) Questions of Clarification to Applicant/Planning Staff:

Councillor Danch requested confirmation of the two properties to be included. Mr. Aquilina confirmed that the two properties were 14 Adelaide Street and 21 Victoria Street. Councillor Bruno inquired about the property accidentally omitted from the draft CIP project area. Mr. Aquilina confirmed that it was the 2019 inclusion of 176 Elm Street.

(vi) Oral Presentations and/or Questions from the Public

No members of the public spoke to the application; however, Mr. Aquilina stated the following:

“If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the proposed Community Improvement Plan is adopted and approved, the person or public body is not entitled to appeal the decision of the City of Port Colborne to LPAT.”

“If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the proposed Community Improvement Plan is adopted or approved, the person or public body may not be added as a party to the hearing of an

appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.”

(vii) Announcement Respecting Written Notice of Passage of Amendment:

Mr. Aquilina advised the following:

“If you wish to be notified of the adoption of the proposed Community Improvement Plan you must make a written request to the Clerk. Only those persons and public bodies that give the Clerk a written request for the adoption by-law will be given notice.”

(viii) Explanation of Future Meetings:

Mr. Aquilina concluded the Statutory Public Hearing, held pursuant to Sections 17 and 28 of the *Planning Act*. Further, that the proposal will be placed on the July 27, 2020 Council Meeting for Council's consideration.

(ix) Recommendation:

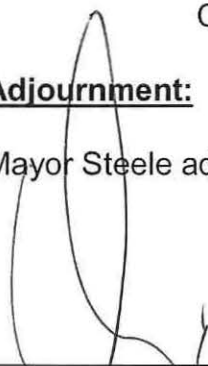
No. 104 Moved by Councillor Kalailieff
Seconded by Councillor Bagu

That Planning and Development Department, Planning Division, Report No. 2020-85, Subject: Public Meeting Report: Proposed Amendment to the Downtown Central Business District Community Improvement Plan be received for information.


CARRIED

5. Adjournment:

Mayor Steele adjourned the meeting at approximately 6:39 p.m.



William C. Steele
Mayor



Amber LaPointe
City Clerk

Minutes prepared by the Department of Planning and Development.