

**City of Port Colborne
Council Meeting Addendum**

Date: Monday, April 26, 2021
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

7. Staff Reports

7.2. By-law 1117/64/81 - Driveway Entrance Construction Provisions, 2021-122

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|-----|--|---|
| *a. | Delegation material from Gareth Mattocks (2712626 Ontario Inc.), applicant | 1 |
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7.3. Recommendation Report for OPA and ZBA Killaly Street East and Welland Street, File No.: D09-01-21 & D14-05-21, 2021-136

- | | | |
|-----|--|---|
| *a. | Delegation material from Melissa and Mary Bigford, residents | 2 |
| *b. | Delegation material from Larry Fontaine, property owner | 3 |

Charlotte Madden
Deputy Clerk
City of Port Colborne
66 Charlotte Street
Port Colborne
Ontario, L3K 3C8

2712626 Ontario Inc
44 West Street
Oakville
Ontario, L6L 2Y7

April 26, 2021

Dear Ms. Madden:

RE: East side of Isabel Street – Application A03-21-PC dated February 11, 2021 (the “Application”)

We recently received final and binding approval on our Application subject to the following condition:

‘That Entrance By-Law 1117/64/81 be amended, or relief be granted to the applicant by City Council to permit a driveway on the property that will satisfy parking requirements as outlined in the City’s Zoning By-Law.’

The proposed new dwelling units will improve and revitalize the community as well as add high quality affordable housing into the existing housing market. That said, the existing driveway By-law will significantly limit our ability to provide adequate access to the proposed new dwelling units, and we therefore request that Entrance By-Law 1117/64/81 be amended, or relief be granted by Council to permit a driveway on the property that will satisfy parking requirements in accordance with the City’s Zoning By-Law.

We thank you for your consideration and look forward to the Committee’s decision.

Kind Regards,

2712626 Ontario Inc.

Per:



Gareth Mattocks
gareth.m.mattocks@gmail.com
905.334.2578

Melissa Bigford on behalf of Mary Bigford
147 Killaly St. E.
Port Colborne, ON
L3K1N7
[REDACTED]

April 26, 2021

To: Mayor and Members of Council,

We are writing this letter to inform you that there are still some concerns that have not been addressed in the recommendation Report File No: D09-01-21 & D14-05-21.

The applicant stated that the property is contaminated. Will an Environmental Planning Study be requested? Will the development of the property create contaminated dust and soil run-off into the neighbouring properties?

Is there a demarcation line for contaminants from the City (former Exit Chemical) property to the Residential Property. Will the dust from the trucks be contaminated?

Will the trucks now be moved to the Northern end of the property and be abutting these neighbours?

Will council consider limiting the extent of the zoning parcel boundaries to the Southern area expansion? There is nothing in place to protect the Northern homeowners on Janet St. from seeing parked transport trucks, the dust and noise they create as the current Southern neighbours have had to endure?

The City of Port Colborne Official Plan also states that in Industrial/Employment land buffering is required between industrial/employment area uses and sensitive land uses, such as residential, including but not limited to, increased setbacks, berming, and a high degree of landscaping, screening and fencing.

Why is the city parcel of land being considered as part of the required 20m setback?

The applicant also stated that the building would be approximately 12.49m (41ft) in height but according to the Zoning By-Law Section 26: Light Industrial Zone the maximum building height abutting a residential neighbourhood is 8 metres (26ft).

In conclusion, I hope council addresses the outstanding issues and concerns stated above before approving the recommendation report and that council direct staff to involve the neighbourhood in preliminary site plan and site plan control.

Sincerely,

Melissa & Mary Bigford

From: Larry Fontaine <[REDACTED]>
Sent: April 26, 2021 12:39 PM
To: Amber LaPointe <Amber.LaPointe@portcolborne.ca>
Cc: David Schulz <David.Schulz@portcolborne.ca>
Subject: Zoning bylaw change for 72 Killaly Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Amber

It has come to my attention that the proposed bylaw change for 72 Killaly Street and adjacent property being presented to City Council tonight has a building height restriction that doesn't meet my requirements. I am requesting that the zoning bylaw change incorporate a change to permit building heights of up to 46 feet or 14.5 metres. In discussions with David Schultz we thought that it would be best to deal with this matter now as opposed to a future minor variance application. Thank you for your time and efforts in this matter and please let me know should you require any additional information.

Regards,
Larry Fontaine