

**City of Port Colborne
Council Meeting Addendum**

Date: May 10, 2021
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

7. Staff Reports

7.4. Recommendation Report for OPA and ZBA Killaly Street East and Welland Street, File No.: D09-01-21 & D14-05-21, 2021-136

- | | | |
|-----|---|---|
| *e. | Additional delegation material from Melissa and Mary Bigford, residents | 1 |
| *f. | Delegation material from Collette and Allan Lacroix, residents | 2 |

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

May 10, 2021

To: Mayor and Members of Council,

We are writing this letter to inform you that council should not approve the revised Zoning By-Law Appendix B Report 2021-136 allowing for an increase building height from 8m to 14.5m.

Nothing would prevent the business from future expansion into the North Property at the higher amended height. The light industrial zone abutting a Residential Neighbourhood clearly states the maximum building height abutting a Residential Zone (a sensitive land use) is 8m. Again, this proposed increase is almost double the permitted height. I would also point out that the maximum building height in the light industrial zone is only 11m.

Further to my previous letter it was replied that an Environmental Site Assessments are only required when changing to a more sensitive land use. This concerns us considering it was also addressed that it is very possible that migration of contaminates in the ground from the former Exit Chemical property has occurred and the testing report from this City owned property has yet to be completed. Private land and business owners in Ontario are responsible for maintaining their properties. This responsibility typically includes cleaning up any contamination that is on their property and/or taking necessary action to prevent neighbouring properties from being impacted by the contamination. So is a decision on this being made without all the pertinent information and relevant environmental assessments and studies?

Will council require a Soil Management Plan to identify areas of potential contaminates, as well as remediation/relocation plans for excavated soil? Consequently, ensuring that the landscape berm abutting the neighbour's properties does not contain any contaminated soil including any material that was dumped during the construction of the canal?

In conclusion, there are still many outstanding significant issues and concerns regarding the potential mitigation of contaminates in the ground to the abutting property that need to be addressed before approval of this Official Plan and Zoning By-Law Amendment File No: D09-01-21 & D14-05-21. Also, we do not think it is in the best interest of the neighbourhood for the City owned and maintained 9m stretch of property and ditch to be sold to the abutting property owner. Additionally, we request that council direct staff to involve the neighbourhood in preliminary site plan and site plan control.

Sincerely,

Melissa & Mary Bigford

Collette & Allan Lacroix

38 Janet St.

Port Colborne, ON

L3K 2E7

To Mayor and Members of Council,

We are writing this letter on behalf of the residents of Janet St. to state that we do not want the Zoning By-Law for the height of the building increased from 8m to 14.5m. We do not want the building to be almost twice the allotted size abutting our homes. This increase in height will negatively affect the amount of sun, dust and noise in our backyards and affect the enjoyment of our pools and gardens.

We do not think it is our best interest for the City owned 9m section of property and ditch to be sold to Mr. Fontaine.

We still have major concerns about contamination in the soil from the former exit chemical property considering staff have stated that it is very possible that migration of the contaminants in the ground have occurred, therefore, contaminating the abutting residential properties. How do we know that we will not be impacted from these contaminants once the soil is disturbed in the construction process? The report from the testing of the City owned property is still outstanding! Also, is this the soil that will be used in the berms along the back of our properties?

In conclusion, we want council to maintain the maximum building height abutting a residential zone of 8m, so to minimize the adverse affect of this building on the character of the neighbourhood.

Sincerely,


Collette and Allan Lacroix