



City of Port Colborne
Public Meeting Addendum

Date: Tuesday, November 5, 2024
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

4. Statutory Public Meetings

4.1 Public Meeting Report for Proposed Official Plan and Zoning By-law
Amendment – 242-246 West Side Road – Files D09-03-24 and D14-04-
24 - 2024-201

a. Delegations

*b. Anne Lessard - 9 Woodside Drive 1

*c. Anna Ferrara - 228 West Side Road 2

Written submission with respect to item 4.1.

Public Meeting Delegation – 242-246 West Side Road

November 4, 2024

To: The City of Port Colborne and the Developer

Re: The Proposed Official Plan and Zoning By-Law Amendment for 242-246 West Side Road

I am writing to comment on and express my concern about the proposed Official Plan Amendment to allow an apartment complex at 242-246 Westside Road.

My property (9 Woodside Drive) is directly across the Road Allowance (Parkside) from the proposed parking lot for the apartments. Although the development proposal states that there is no “localized flooding or marsh/bog area within 30 metres of the property”, the City and developer should be aware that the wooded area of my property (back quarter acre) partially floods with the Spring runoff each year. Following concerns about this drainage problem (raised by a neighbour and myself), the City did partially excavate a ditch along the Parkside Road Allowance last Fall. Nonetheless, the back lot of my property once again experienced some flooding this Spring. I am very concerned that the large paved property on the land directly adjacent to mine will exacerbate this problem and damage the current (and planned) trees and shrubs on my property.

In addition, we need to recognize that this area is home to many birds, squirrels and other wildlife and that every effort needs to be made to protect them and their existing habitat should development go ahead.

Finally, I notice that the parking standards for seniors’ buildings is being used by the developer, although it is still very unclear that this will be a predominantly seniors’ apartment building. Insufficient parking for residents and their guests would very likely result in overflow onto the neighbouring residential streets and further impact the character of our neighbourhood.

Thank you for considering and addressing my concerns.

Yours sincerely,
Anne Lessard
9 Woodside Drive
Port Colborne

Public Meeting Delegation – 242-246 West Side Road – Anna Ferrara

Hello, I am Anna Ferrara. My sister Arleen Manners and I own the house at 228 West Side Road and my brother Alan Gilday lives there.

We all do not think the apartment building should not be built and the zoning should not be changed to permit it.

The traffic in these small streets would be a nightmare for everyone. Even access to West Side Road would not help with the congestion.

A 112-unit apartment would be at least 100 cars and possibly even 200.

Thank you, Anna Ferrara

From: Anna Ferrara

Date: Mon, Nov 4, 2024 at 2:12 PM

Subject: Fwd: Fwd: Vote

To: Jessica Beaupre <Jessica.Beaupre@portcolborne.ca>

This is from my brother who lives at 228 West Side Road.

----- Forwarded message -----

Date: Mon, Nov 4, 2024 at 10:28 AM

Subject: Re: Fwd: Vote

Sounds good but not only traffic congestion, will the sewers in the area have the capacity to accept the waste water from such a project. We don't want our sewers to back up. However, I seem to remember dad had a sewer check valve installed many years ago. I remember they dug up the front yard to do it. Do you remember?