

**City of Port Colborne  
Public Meeting Addendum**

**Date:** Tuesday, August 19, 2025  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Pages**

**4. Statutory Public Meetings**

4.2 Public Meeting Report for Proposed Zoning By-law Amendment for 484  
Barrick Road – File D14-12-24, 2025-145

\*a. Delegations

\*a. Mary Anne and Gerald Sebastiany - 428 Barrick  
Road

1

Written Delegation.

Members of the Port Colborne City Council  
Regarding the rezoning of 484 Barrick rd.  
Meeting date: August 19, 2025

Hello Council members, my name is MaryAnne Sebastiany. My husband Gerald and I moved to 428 Barrick Road in 2008. We chose this area because it was quiet, open, and not overcrowded. A lovely little street lined with single family homes and it felt the like it would be a great neighbourhood to live in. It was a breath of fresh air from our old neighbourhood . Our new property felt like being in the country, but with all the conveniences of being in town.

This letter is being written on behalf of my husband Gerald and myself, because we want you to know that we are completely against this rezoning. This isn't just about a zoning change — it's something much bigger. It will be something that will change our lives and the lives of everyone who already live in this neighbourhood. From everything I've seen, heard, and read, I believe there is more to this. It's essentially setting the stage for a bigger development that will occur sooner than most people think.

- For as long as we've lived here, it's been common knowledge that a certain party had interest in the property known as 434 Barrick Road.
- The three previous owners were all approached multiple times by this person, and they all refused to sell to him.
- Their main reason for interest in this property was likely its size, but more importantly, its location. They needed a property that would connect with theirs in order to put in a roadway for access.
- Last year, a developer — who I am assuming is Dunsire Developments, the same one named in the Nethery Planning documents — signed a conditional contract with the owners of 434 Barrick to purchase their property.
- This matches what we were told face-to-face at Canal Days by a Dunsire representative. When asked what they had up and coming , their reply was, "We have purchased property across from Canadian Tire".

From reading the planning reports, it appears to me this rezoning is being used to make the whole process easier and to reduce public pushback. In other words — "kill two birds with one stone" — get both the zoning and the roadway approved in one step. And it is written that " there are no proposals for development or severance at this time" in the planning report. The term "future "keeps being used and it had many of our neighbours believing it would many years away. But from what we understand the owners of 434 Barrick need to stay in the house for 1 more year. So the "future" time frame for this to begin to unfold is within this next year? Unfortunately , most of our neighbours were unaware of all of this and believed this was just about rezoning and that it was no big deal. That's why I made sure to share the information I had, so they could make an informed decision to respond to this rezoning if they chose to.

If this plan goes through, our home will essentially become a corner lot — something we never wanted. I know that, in most cases, corner lots sell for more money, but in our case, it will be the total opposite. It will decrease the value of our property, as that roadway will benefit only the subdivision, not us or the rest of our neighbourhood. And what about our property taxes? I assure you that we WILL NOT be paying corner lot tax rates in a year from now or as long as we live here. And we will not be maintaining any sidewalks or cutting grass along this roadway either. (except for the 1 foot area to our property line along the west side of our fence). As we did not purchase a corner lot!

This roadway will mean a constant flow of traffic beside our home and backyard, as well as out front. Our privacy will be non-existent. We don't want our yard to look like one big playpen by replacing our vinyl fence for a privacy fence all around our yard—we did not move here for that to happen! And who would be paying for that? Certainly not us!!! Besides it wouldn't stop all the noise or prevent the dust, dirt, and exhaust that would blow directly onto our property from vehicles, especially with the prevailing winds in our area.

Our bedroom is only about 8 meters from the west side of our property line. Continuous foot and vehicle traffic from this roadway will have a serious impact on our ability to get proper rest — how is that going to be addressed? And what about our neighbours to the west of the farmhouse property, considering where their bedrooms are located?

We won't be able to enjoy our yard, open our windows, or have peace in or around our home. We have a pool, and I can only imagine the effects a roadway and construction will have on that. My ability to maintain vegetable and flower gardens will be greatly affected. We won't feel comfortable relaxing on our deck, having a BBQ, or playing ball with our dog. So many of the things we enjoy in and around our home — all the reasons we moved here — will be stripped away from us.

When construction begins, our home life will feel like we are living next to a nightmare: heavy trucks, noisy machinery, and clouds of dirt, dust, and fumes. I won't even get into the issue with the farmhouse on 434 Barrick, which is wrapped in asbestos siding. Given its age, I would be willing to bet there's asbestos inside as well.

Traffic on Barrick road has already grown substantially in the last few years. With new subdivisions going up near Canadian Tire, and possibly on Steele Street between Barrick rd and Northland ave. as well as on the west side of Highway 58. Barrick road will become even more so the shortcut everyone uses to avoid main intersections and heavy traffic. We've already become a busy main road for vehicles, and it will only get worse.

Safety is already an issue on our street. We have no sidewalks where we can safely take our kids to the park, walk our dogs, or go out for exercise. It has even become difficult at times to get in and out of our driveway safely. Our quiet and calm street is essentially gone — and the whole neighbourhood has noticed this.

I also don't understand the push for so many new houses in such a small area of Port Colborne. All over our city there are houses for sale and empty properties that no one is using or wants to purchase. Yet, in just our immediate area, there are approximately six subdivisions, under construction, or in the planning stages. Can our infrastructure in this area actually handle all of this? And how long should we expect to wait to get some peace and quiet from all this construction? 5-10 years? Real nice!!!

I have to wonder — where are all the people coming from to live in these new builds? What are they being promised, or how are they being enticed to come here by these developers. Is it the discount stores, the second-hand stores, the dollar stores? Perhaps the five-plus cannabis stores? Or is it the fact that we have approximately 25 places to get pizza? I know it's certainly not the fact that we're losing our hospital that is going to bring them all here. Don't get me wrong, I love our little city for many reasons and we have so many wonderful businesses...lovely shops, excellent service providers and amazing stores throughout our city. But unfortunately because of selection, availability and cost, shopping local isn't always possible to do for some of our everyday wants, needs and essentials, so we have to travel to neighbouring cities. And that sucks.

I have to ask — will all these new builds end up like the ones in Dain City? Where at least three-quarters of the new homes are rentals, and the average rental rates are \$2,300–\$2,800 per month plus utilities?

Lastly, I want it noted that our property line is legally verified, and I expect that any survey done for 434 Barrick will reflect that, as other surveyors have tried to dispute it in the past.

The consideration to the rezoning of the land at 484 Barrick road -must also take into account the quality of life of the people who already live here in this neighbourhood. I'm asking you to consider what it means for us, for our property, and for our neighbours and neighbourhood-not just what it will do for an institution and the developer that they are aligned with.

Sincerely,  
**Gerald & MaryAnne Sebastiany**  
**428 Barrick rd, Port Colborne, Ontario**