



City of Port Colborne Council Meeting Addendum

Date: Tuesday, January 27, 2026
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

8. Delegations

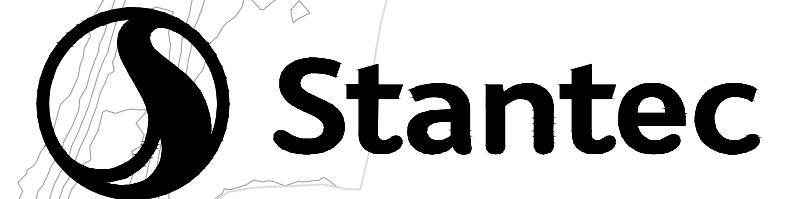
*8.1	Brian Blackwell - Stantec	1
Delegating on item 11.3 b - 5088 Highway 140 File D14-06-25		
*8.2	Michael and Julie Scott - 43 Elmvale Crescent	13
Written delegation on item 12.1 - Millar's Crossing- Files D09-07-24, D14-11-24 and D12-05-24		
*8.3	Scott Lemke - Massey LLP	
Delegating on item 11.3 b - 5088 Highway 140 File D14-06-25		

PROJECT EAGLE

AsahiKASEI

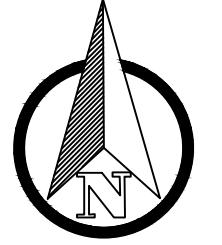
ZONING BY-LAW AMENDMENT

5088 HIGHWAY 140



JANUARY 27 2026

SUBJECT SITE OVERVIEW



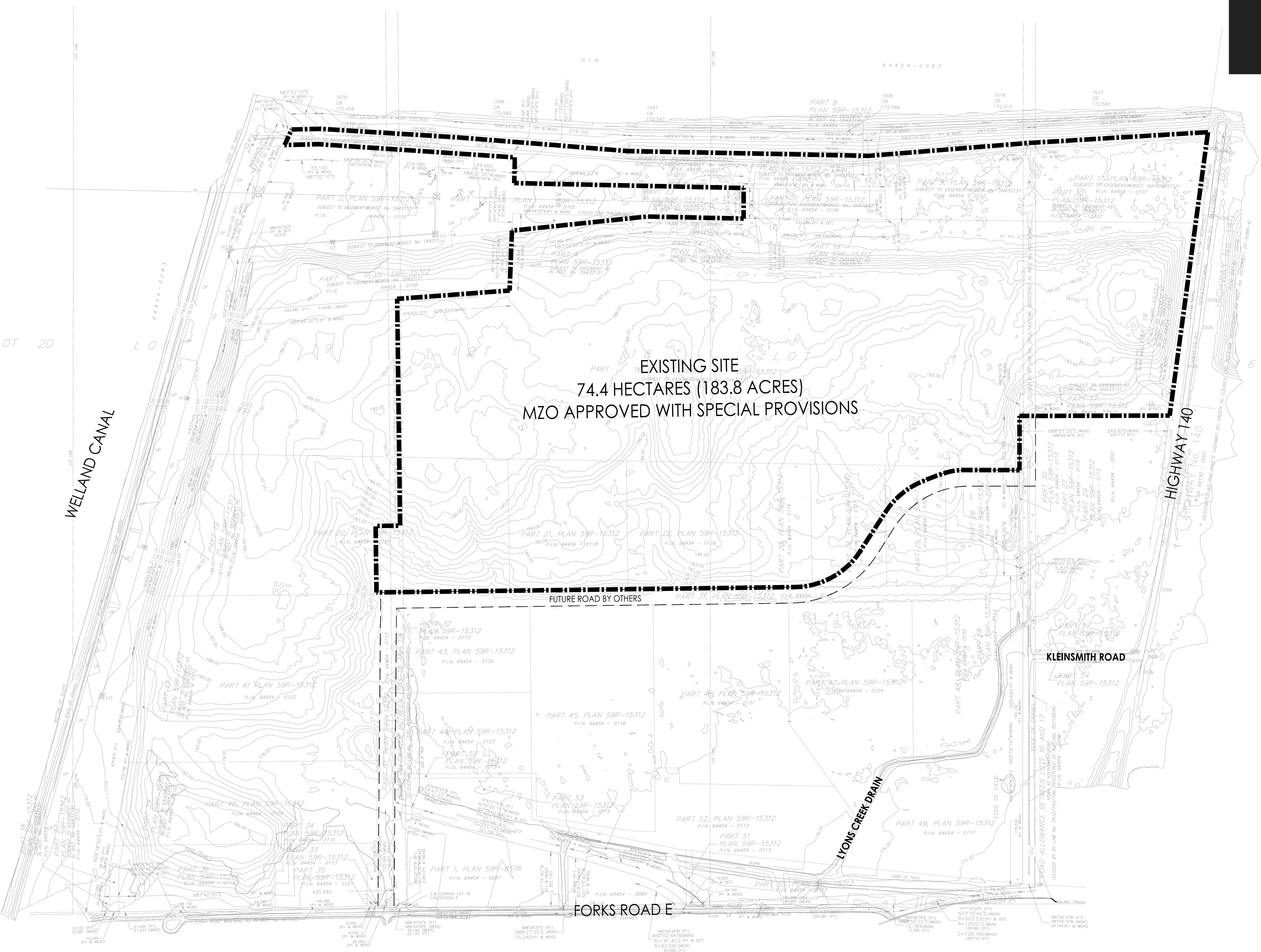


EXISTING SITE

74.4 HECTARES (183.8 ACRES)

MZO APPROVED WITH SPECIAL PROVISIONS

WELLAND CANAL



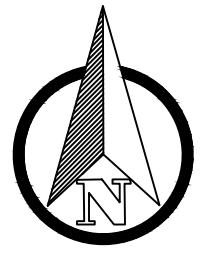
AsahiKASEI



Stantec

JANUARY 27, 2026

WEST LANDS PROPOSED ZBA APPLICATION



LOT 20

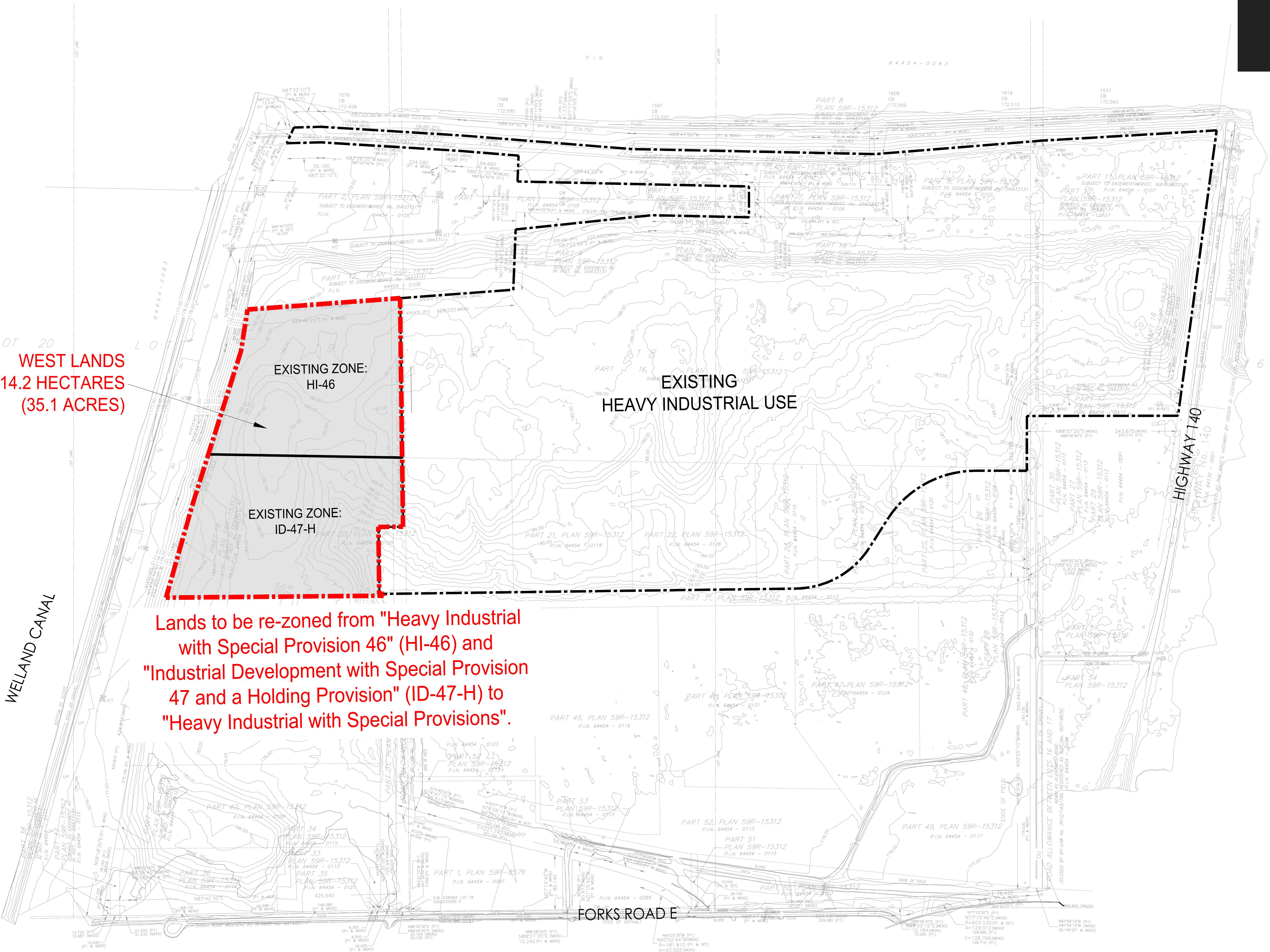
WEST LANDS

14.2 HECTARES

(35.1 ACRES)

WELLAND CANAL

Lands to be re-zoned from "Heavy Industrial with Special Provision 46" (HI-46) and "Industrial Development with Special Provision 47 and a Holding Provision" (ID-47-H) to "Heavy Industrial with Special Provisions".



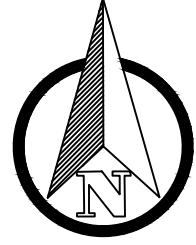
Asahi KASEI



Stantec

JANUARY 27, 2026

PHASE ONE SITE PLAN

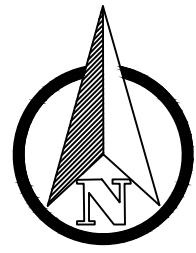


AsahiKASEI



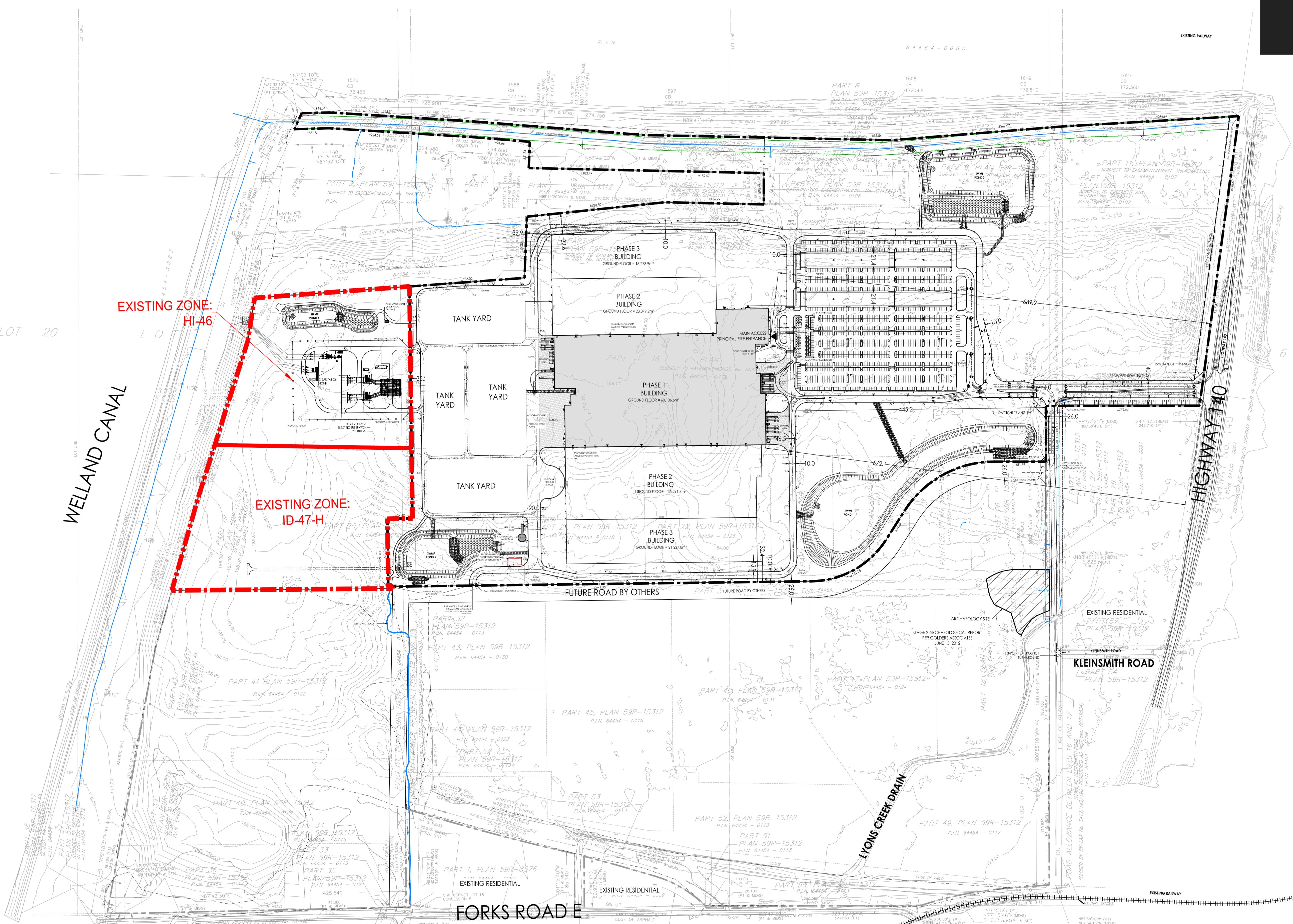
Stantec

WEST LANDS SITE PLAN



EXISTING ZONING

WELLAND CANAL



AsahiKASEI



Stantec

West Lands Existing Zoning (Substation Allowed Use)

1 -CITY OF PORT COLBORNE PUBLIC UTILITIES CLAUSE

The City of Port Colborne Comprehensive Zoning By-Law 6575/30/18 includes provisions that allow public utility uses regardless of the existing zoning. Specifically:

Section 1.3.3 Public Utilities

- Nothing in this By-law shall prevent the *use of any land* for the erection of buildings or structures, or the installation of public works providing *public utilities* by a regulated company or government agency.
- Hydro One Networks, Inc (HONI) complies with section 1.3.3 Public Utilities under the by-law.

West Lands Existing Zoning (Substation Allowed Use)

2 - CITY OF PORT COLBORNE HEAVY INDUSTRIAL ZONE PROVISIONS

- The northern segment of the West Lands are zoned "Heavy Industrial with Special Provision 46" (HI-46).

Heavy Industrial Zone: Permitted Uses

Permitted uses of the Heavy Industrial (HI) Zone:

Section 27.2 Permitted Uses -Principal

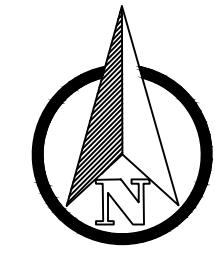
- *Adult Entertainment Establishment;*
- *Bulk Fuel Depot;*
- *Cannabis Production Facility;*
- *Car Wash;*
- *Contractor's Yard;*
- *Crematorium;*
- *Education Facility;*
- *Heavy Equipment Sales and Service;*
- *Industry, Heavy;*
- *Industry, Light;*
- *Motor Vehicle Repair Garage;*
- ***Public Uses;***
- *Research Facility;*
- *Transportation Depot; and*
- *Uses, structures and buildings accessory thereto and does not include obnoxious, dangerous or offensive trades*

The utilities proposed fall under the public uses land use.

Public Uses Definition

According to the City of Port Colborne's Comprehensive Zoning By-Law 6575/30/18 the definition of public use is "*a building, structure or lot used for public services by the corporation, the Regional Municipality of Niagara, the Federal and/or Provincial Government, Board of Education, utility and rail companies or similarly recognized agencies and any not-for-profit organization that is acting on behalf of any of the aforementioned agencies*" (City of Port Colborne, 2018).

WEST LANDS PROPOSED ZBA APPLICATION



*ASAHI KASEI REQUESTS ZONING BY-LAW AMENDMENT FOR CONSISTENCY WITH EXISTING DEVELOPMENT

LOT 20
WEST LANDS
14.2 HECTARES
(35.1 ACRES)

EXISTING HIL

EXISTING ZO ID 47 H



EXISTING HEAVY INDUSTRIAL USE

WELLAND CANAL

AsahiKASEI

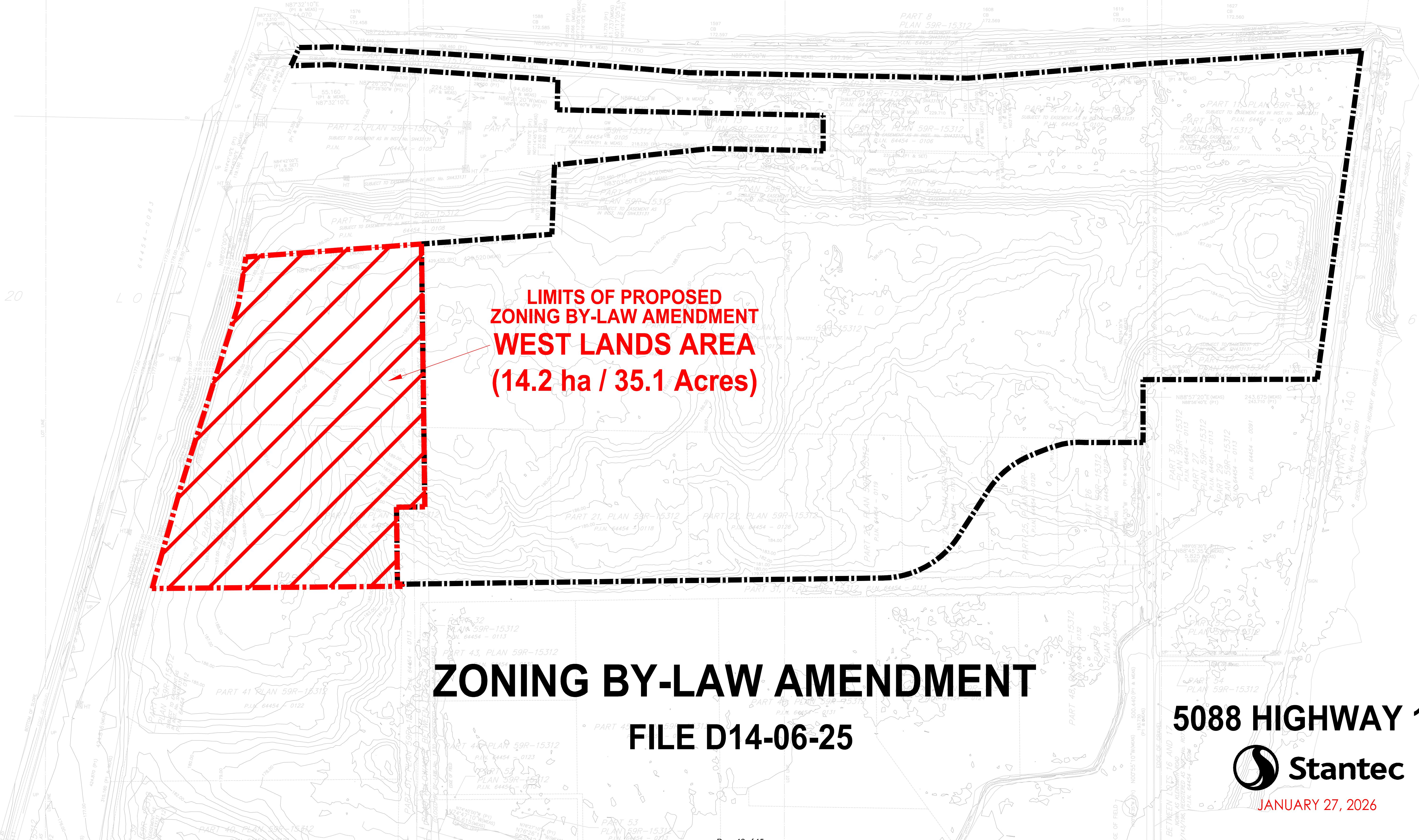


Stantec

Reports and Studies Submitted in Support of Zoning By-Law Amendment

- Ministerial Zoning Order(MZO)
- Planning Justification Report
- Stormwater Management Report
- Geotechnical Report
- Hydrogeological Report
- Functional Servicing Report (FSR)
- Environmental Assessment Study Report (EASR)
- Habitat Management Plan
- Phase 1 and 2 Environmental Impact Study
- Stage 1 and 2 Archaeological Assessment
- Archaeological Assessment
- Transportation Impact Study
- Noise Study
- Lighting Study
- Emission Summary and Dispersion Modeling (ESDM) Report
- MTE Headwater Drainage Feature Assessment

QUESTIONS?



Michael & Julie Scott
43 Elmvale Cres
Port Colborne, ON. L3K5X1
[REDACTED]

January 27, 2026

City Council of Port Colborne
66 Charlotte St.
Port Colborne, ON. L3K3C8

Dear Members of the City Council of Port Colborne,

Thank you for taking the time to read the following letter. We are writing to express our concerns and opinions with regards to the Recommendation Report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision- **Millar's Crossing**- Files D09-07-24, D14-11-24 and D12-05 24 for **Report 2026-12**.

We are concerned that there has been no communication from the City of Port Colborne to the residents regarding Millar's Crossing over the past year. It's clear that Ontario Inc.100427593 has been working alongside city staff to rectify any potential issues with this development and unfortunately, we are just finding out about this new report 4-5 days ago despite attending past meetings and providing email/contact information.

Given that the City of Port Colborne is adopting a New Official Plan which is scheduled for completion in August 2026, we feel that this report is premature, it should at least wait until such plan is adopted and is not in the public interest.

We are very concerned that for this development to proceed there are numerous amendments that need to be approved/changed including The Official Plan, The Zoning Bylaws and with what we feel are issues within the Planning Act as it pertains to this development.

- The report indicates that ‘servicing capacity limitations exist at this time, and the applicant is aware of this. City staff are working on additional modelling and inflow and infiltration work to better understand capacity at the Omer Pumping Station’. It appears that the Omer Pumping Station can’t handle this development at this time?
- Although the conditions were technically met for archaeological interest in Phase 3, we feel that the assessments and sample size by Earthworks Archaeological Services were inadequate given that artifacts/Lithic debitage and Innes projectile points were discovered, and the site was determined to be a Late Archaic campsite (circa 3,500 – 2,900 BP). Could there possibly be more archaeological artifacts?
- The proposed development does not qualify as affordable housing and the prices of the units do not make homeownership attainable.
- Whether or not the overall net density is less than 105 units per hectare, we feel that treating the subject lands as one lot for the purpose of calculating net density by changing the Official Plan and Zoning Bylaws is not appropriate city planning for this small 3.67 hectare ‘developable’ area. There is an excessive amount of Zoning changes required for this development to proceed as mentioned in Appendix A.
- Is Block 37 now an aboveground Storm Water Management Pond? Why is the park removed in the illustration that was submitted September 25th by the applicant? Why did the underground drainage system in the first proposal change? Is there no park whatsoever now?
- **What does ‘Applicable conditions have been included in the draft plan conditions to ensure the quantity of land and/or cash-in-lieu of parkland is collected’ mean?** Did parkland get remove in lieu of cash?
- The mix of low to medium to 6 Storey to high density units such as a 10-storey apartment building does not conform to the urban design and current housing architecture in this area. The neighbourhood character and privacy of many residents will be compromised.

We are extremely pleased that there was a Stop Up and Closed Bylaw for the parcel of land on Elmvale Cres and a road will not exist off that street.

However, when was the fourth parcel, PIN 641410395, (that was previously owned by the Corporation of the City of Port Colborne) sold to the Applicant? For how much and what is the new plan with that lot?

It's difficult to understand how a viable agricultural farmers field for so many years could change to residential development by amending zoning bylaws, policies and regulations. Given the current state of our economy, although governments are pushing for more housing, building new homes has stalled at this time. Contractors, framers and various trades in the housing industry are derailed. Immigration has slowed and tariffs have created economic uncertainty especially in the housing market.

Port Colborne has numerous site plans for future housing development such as Westwood Estates Phase 3, Rosedale Estates, Maplevue Subdivision, 484 Barrick Rd, Killaly St East, Northland Estates, etc. Let's see what happens with these plans first before this small area is ruined by unnecessary development.

We respectfully request that City Council strongly reject the proposed amendments to the Official Plan, Zoning Bylaws, and the proposed report for Millar's Crossing Subdivision, Report # 2026-12. We kindly ask that along with staff to look towards alternate ways to accommodate potential growth in our city to balance the needs and benefits of everyone. Thank you very much for your time for our concerns and opinions. We hope that Council will take these issues into account when making decisions.

Sincerely,

Michael & Julie Scott