



City of Port Colborne
Public Meeting Addendum

Date: Tuesday, May 5, 2026
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

4. Statutory Public Meetings

- 4.1 Statutory Public Meeting Report for Proposed Site-Specific Official Plan Amendment and Zoning By-law Amendment – Elite Killaly Secondary Plan – our files D09-04-24 and D14-05-24, 2026-70

Councillor T. Hoyle declared a conflict on this item. (Live within area of influence of the proposed development.)

Councillor E. Beauregard declared a conflict on this item. (I, Eric Beauregard, declare an indirect pecuniary interest as the Applicant is a client of my employer.)

- b. Delegations

Councillor T. Hoyle declared a conflict on this item. (Live within area of influence of the proposed development.)

Councillor E. Beauregard declared a conflict on this item. (I, Eric Beauregard, declare an indirect pecuniary interest as the Applicant is a client of my employer.)

- *a. Melissa Bigford - 173 Chippawa Road

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Written Delegation

Melissa Bigford
173 Chippawa Rd.
Port Colborne, Ont.
L3K1T6

May 5, 2026

To: Mayor and Members of Council,

My concerns with this application in that this public meeting is happening before all of the government agencies have provided feedback, comments and recommendations. These comments and recommendations could significantly affect the design and layout of the current presented plan. An example of this is the Archeological Assessment Stage 2 which is in process and will be provided at a later date. The results of Stage 2 could require a Stage 3 Archeological Assessment!

Considering the Traffic study states that the analysis indicates that the Snider Road connection alone would not be sufficient to accommodate site traffic. Therefore, a secondary access (Street C) to Main Street East is required and it is proposed to operate as a left-in/right-in/right-out access. The report also states that the intersection of Main Street East and Snider Road need to be signaled due to the volume of traffic from the development. That the proposed Street C access on Main Street East does not meet Ministry of Transportation Ontario (MTO) spacing requirements for a Class 2B Arterial Highway and the sensitivity analysis indicates that a secondary access to Main Street East is necessary to accommodate projected traffic volumes.

So my question since the proposed Street C access does not meet MTO guidelines has approval from the MTO been granted? Has the MTO granted approval for the 2 intersections as there is no feedback from the MTO in any reports? What happens if the MTO denies entry/exit access to Hwy 3 from both or one of these access points?

Furthermore, it should be noted that multiple accesses are currently shown via Killaly Street, Elizabeth Road, Lorraine Road, Main Street (Highway 3), and Snider Road, yet these accesses have not been assessed within the traffic report and stated it would be reviewed as part of future applications for the development. Should this not have been included in the traffic study? The increase traffic onto these roads is substantial and consideration on the effects of the surrounding neighbourhood should be presented.

I have concerns with the size of this development regarding sewer capacity and water pressure flows for residents especially, considering the Planning Justification Report stated that the full build will lead to water pressure reductions, so residents will be directly impacted by this development.

Soil contamination from previous land uses was brought up at the previous open house and even stated in tonight's report to council. There was a class action law suit brought forward due to the soil contamination on this property yet no Environmental Site Assessment (ESA - Phase I & II) was completed, why?

In conclusion, I believe that this public meeting is happening before all of the comments and recommendation reports from all of the outside agencies have been submitted. This information is essential as changes to the design of the development may have to be incorporated. I also request that if major changes to the development including a new placement of the school and realignment of roads and entry/exits points into the development that council direct staff and the proponent to have another public meeting before a recommendation report is presented to council ensuring accurate public consultation/input!.

Thank you,
Melissa Bigford