

David Schulz, Senior Planner, City of Port Colborne, david.schulz@portcolborne.ca

Regarding Proposed Subdivision, 563 Killaly east, lots 23&24 Concession 1

We, the homeowners around this development, are requesting more information on this matter and intend to appeal. We also have questions and some strong concerns, and we request a response from you at your earliest convenience.

On Friday, August 26th, a black truck pulled up in front of my home at 525 Killaly street east and began erecting a City of Port Colborne sign regarding the proposed development. I asked the workers, who were dressed in street clothes, who they were. They informed me that they worked for the developers of this project.

Question #1- Is it standard practice for the City of Port Colborne to erect notifications using non-unionized non-City employees?

The optics of this are obviously atrocious, especially after the Ford government was caught in bed with developers of the Greenbelt.

Question #2 – What is the exact date that the developers made their intentions known to the City?

Please do not disregard our letter as having conspiracy theories. You have done a poor job of communicating intent to consider development in this area. We would like to corroborate the dates of contact with the developers along with the notices you sent out in our water bills advising us that we should consider purchasing sewer line insurance. If indeed you knew that there would be this amount of development in this area with old infrastructure, then you also know legally that you would be expected to correct any water main issues from the street to the connection at the house. There would also need to be an avenue to seek recompense for damage to our existing older homes as major development occurred both across the street and in behind our properties.

Question #3 – Are the notices we have been receiving regarding drainage and the quarry connected to all this development?

Block 6 is listed as an archeological area. I spoke with the archeologist the previous 2 summers as they combed the land and they confirmed that it is a site of my Ancestors. You have a duty to consult with the appropriate Indigenous Peoples when such things are discovered.

Question #4 - Have you contacted Six Nations of the Grand River and the Mississaugas of the Credit? And what will be done with the site on which my relations camped?

Development does not just impact humans. That field back there regularly host a healthy herd of deer, wild turkeys, at least 2 distinct packs of coyotes and many plants and trees.

Question #5 – Has there been any consultation with the Ministry of Natural Resources regarding an impact study? Has there been any consultation with the Ministry of the Environment?

There is a drainage ditch beside my house and a significant “cut” of land beside it, enough for one vehicle to travel down. The cut is well used by school children and dog walkers. We are concerned that there are plans to cover this ditch and create a road from Killaly east beside my home down to Johnson street. There are a number of reasons this is a concern for us.

First of all, the salt and sand needed to keep roads passable in the winter would end up in the Johnson street pump house which does not have filtration capabilities for these things which would lead to environmental violations. Secondly, you would be creating 8 corner lots that were not previously corner lots. We all purchase these properties for the semi-rural privacy and feel. There would have to be compensation for that obviously. And third, the increase in traffic from 1,000 homes across from us and 206 dwellings behind us needs to be accounted for. Currently, Killaly east is dangerous to the school children due to high speed traffic to and from Gasline and the confusing intersection at Elizabeth and Killaly. Another 1,200 vehicles will make a significant impact.

Question #6 – Will the cut be turned into a road? If so, has there been an environmental assessment? Is there a plan to compensate home owners for creating corner lots?

Question #7 – What is the risk mitigation plan for the increase in traffic?

When I bought this property 8 years ago, I had to sign documents acknowledging that although Inco attempted to clean up the soil of nickel here, it still could be an issue. And the land across the road was tested and came back much worse than the south side of Killaly east.

Question #8 – How did all this land suddenly become suitable for development?

JTL Integrated Machine and Port Colborne Forge are felt all the way to my property. I understand things were different on Johnson street years ago so the homeowners there have had to live with the incredible decibel levels. We observed companies monitoring the decibel levels last summer and they were quite shocked at how loud the drop forge is. Again, how is this land suitable for development?

Question #9 – Will there be changes to the operating hours of JTL Integrated Machine and the Drop Forge or other considerations with those companies?

As you can see Mr. Shulz, your sign has prompted many questions and concerns and the notice of this plan to the citizens who live here was poorly planned if not outright disrespectful. You will notice that our steering committee have been CC'd on this

correspondence as we intend to act as a community group. Therefore I request that you Reply to All when you send the information and answers to our questions.

Chi Miigwetch;

Rick McLean mcleanrick@hotmail.com 905-932-3416

Christine Arsenault Carsenault26@gmail.com

Pierre Renaud frenchyee@gmail.com

Greg Scott scottgscotr@gmail.com

David Schulz

From: atfaver052@gmail.com
Sent: September 18, 2023 10:49 AM
To: David Schulz
Subject: housing expansion 563 Killaly St E part of lot 23 and 24

You don't often get email from atfaver052@gmail.com. [Learn why this is important](#)

Good morning, David!

In reference to this housing proposal, I have several concerns.

- I though the soil was contaminated due to INCO, has the proper soiling testing been completed.
- Was there a study to determine impact to this area, i.e. traffic, housing cost of existing homes, etc.
- The number of units being built (286) which will impact the population – density in the area. I live at the end of Bell street in exceed of 60 years and one reasons many homeowners have purchase or built homes in this area was due to the dead-end Street and the quietness of this area. Will the main throughway to this subdivision be via Killaly Street.
- I am not opposed to the new subdivision, just the number of units,(type of units) the traffic potential and as all the units will be townhomes, it will attract low to mid income families. Also, it may impact the resale of homes within this area.

Regards

Adrienne
416-806-7658

David Schulz

From: Saima Tufail
Sent: October 5, 2023 9:00 AM
To: David Schulz
Subject: FW: Killaly Street East Subdivision Public Meeting Held October 3, 2023

Good morning David,

Please see the email below.

Thank you,
Saima



Saima Tufail
Interim City Clerk
City of Port Colborne



www.portcolborne.ca

66 Charlotte Street
Port Colborne, ON L3K 3C8

Phone 905-835-2900 x106

Email Saima.Tufail@portcolborne.ca

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From: Doreen Bennett <doreen.bennett2000@gmail.com>
Sent: Thursday, October 5, 2023 8:57 AM
To: City Clerk <cityclerk@portcolborne.ca>
Cc: Saima Tufail <Saima.Tufail@portcolborne.ca>
Subject: Killaly Street East Subdivision Public Meeting Held October 3, 2023

You don't often get email from doreen.bennett2000@gmail.com. [Learn why this is important](#)

Good Morning

As a home owner on 214 Johnston Street can you please add my e-mail address to the list to people requesting a copy of the answers to the questions that were presented to council on Tuesday, October 3, 2023. Please acknowledge receipt of this email

e-mail: doreen.bennett2000@gmail.com

Thank you

Doreen Bennett

Melissa Bigford on behalf of Mary Bigford
147 Killaly St. E
Port Colborne, Ont.
L3K 1N7

October 3rd, 2023

To: Mayor and Members of Council,

The proposed Draft Plan of Subdivision and Zoning By-law Amendment D12-02-23 & D14-06-23 should not be approved. After reading through the reports we have significant questions and concerns that need to be addressed on the impact these changes will have the surrounding neighborhood.

How are the servicing requirements water, sewer, storm sewer of the surrounding neighbourhood being protected?

What is the current available capacity of the Johnson Street Stormwater Pumping Station (SPS)?

What exact portion of capacity of the existing Johnson Street SPS will be used for this proposed development? What measures will be put in place to ensure only this portion of the Johnson Street SPS is utilized that is if the required capacity is available?

What is the current capacity of the Johnson Street sanitary sewer? Is there adequate capacity to allow for this development to use 29% of the sanitary sewer without affecting the surrounding neighbourhood? Also, if this development alone requires 29% of the existing municipal sanitary system, how will the sanitary system accommodate the Future Elite Group Development to the North of another 2000 homes?

Are watermain municipal easements something the city does and or permits? Who is liable for costs/repairs of watermain breaks over the easement?

Why are city owned lands being used to accommodate this development? Why is the developer not putting the acoustic barrier/berm, stormwater management and flood facility on their property? Is the city (taxpayers) liable for the stormwater management and flood storage facility? What costs are associated with the construction of these facilities to the city? Who maintains these facilities? If the city maintains them what are the costs to the taxpayer to maintain this facility in the future? How will the stormwater facilities be accessed as it is located along the condominium section of the development separated by an acoustic barrier and not accessible through public roads?

With low groundwater levels the use of sump pumps is required in each basement, how will the sump pump discharge to splash and grade be captured, flooding prevented if directed towards the rear of each lot?

How will groundwater, potential flooding be directed to the flood storage facility if an acoustic berm/barrier aligns the facility?

How will the different block and stacked townhouses rules under a condominium development on private roads interact with those fronting onto public roads in the subdivision? How will maintenance be ensured on these roads? ? How will the movement of traffic be accommodated on only a 6m roadway?

With part of the development being under condominium ownership to what standard will the pavement structure of these roads be will it be to the city's standards or the condominiums? If the condominium ownership goes bankrupt who is responsible for the maintenance of the roads, infrastructure and properties? Is it the city and ultimately taxpayers who become liable?

Another major concern is the realignment of the floodline, when will developers and consultants realize you cannot just realign a floodlines!!

Is the park/parkette large enough to suit the proposed size of the development?

What is the proposed height of the stacked townhouses?

How was it determined that the large future residential development to the North should not be included in the traffic study? This potential development and the current development before council will have significant impacts on traffic along Killaly St and the surrounding neighbourhood and should not just be considered background traffic in the 2028 future horizon year in the traffic study!!

What measures will be put in place to ensure the proper removal and disposal of the contaminated soil, including measures to protect the abutting neighbours specifically to dust and air pollution?

Why does the city have a set of established by-laws that are put in place to protect abutting landowners if they can be amended or reduced at will to suit developers? Why the different set of rules? The city has experienced many major storm events over the past couple of years, and this development will significantly increase demand on the storm and sanitary sewer system. Many of the surrounding neighborhood's insurance policies have changed the designation as being on a flood plain and have had reductions in coverage due to these changes? At least 14 homes on Janet St. were flooded in a major storm event from back-up of the city storm and sanitary sewers and no explanation of cause was provided. How do we prevent this from happening to the abutting properties of this development considering the aged infrastructure that will be accessed and used by this development?

In conclusion, the Zoning By-Law amendments, special provisions and reductions in minimum setbacks should not be approved!! There are numerous issues and concerns regarding the development of this property as mentioned above. The sheer size and nature of this development with all the reductions in lot areas and frontage, reduction in yard setbacks, and an increase in height required to make it fit on the property do not work and our not in the best interest of the city and the surrounding neighbourhood!

Thank you,
Melissa Bigford & Mary Bigford