


Melissa Bigford on behalf of Mary Bigford
147 Killaly St. E.
Port Colborne, ON
L3K1N7


April 18, 2021

To: Mayor and Members of Council,

We are writing this letter to inform you that we are not in favour of the change in designation from Urban Residential to Industrial/Employment Area in the Official Plan and Residential Development to Light Industrial in the Zoning By-Law at Killaly St. E. and Welland Street, File D14-05-21.

The city owned property and the vacant land to the North of the 72 Killaly Street property has been Zoned Urban Residential in the Official Plan dating back to 1982. Meaning it has been Zoned Urban Residential for almost 40 years, and the Zoning By-Law has always been Zoned Residential Development. Why are the long standing Official Plan and Zoning By-Law being amended?

These properties are zoned Residential Development as it good planning in that it suits the existing neighbourhood and surrounding areas. There is no Light Industrial Zoning in the surrounding area from East of Welland Avenue to Elizabeth Street and from South of Killaly Street to Fraser Street. This is residential neighbourhood and these lands should continue to be Urban Residential. It is stated that any building, structure or use shall not adversely affect the character or amenity of the neighbourhood in which it is located.

The list of permitted uses in the industrial designation is not compatible with the adjacent residential neighbourhood and schools. The surrounding area is considered sensitive land use which means that buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges, fumes, odours, vibrations, sound waves or radiation generated from a nearby industrial, cannabis production facility, transportation or utility source. Sensitive land uses may be part of the natural or built environment. Examples may include, but are not limited to: residential uses, parks, community or day care centres, recreation areas, medical facilities, churches and schools.

The City's Official Plan outlines the identification and intensification of residential within the built boundary of the City and directed by the Provincial Growth Plan. Intensified development is the majority of the Municipality's intensification, will be accommodated within the Urban Area where the development is compatible with the surrounding uses. The objectives of the intensification policies of this Plan are to provide land use policy directions for accommodating additional growth on lands designated Urban Residential.

The City of Port Colborne's Growth Management Strategy shall prevent development in inappropriate areas and support the conservation of valuable economic, environmental and cultural resources, promoting the rehabilitation and reuse of greyfield properties throughout the community as an alternative to the establishment of additional commercial lands.

The City of Port Colborne Official Plan also states that in Industrial/Employment land buffering is required between industrial/employment area uses and sensitive land uses, such as residential, including but not limited to, increased setbacks, berming, and a high degree of landscaping, screening and fencing. None of this is currently in place with the existing non-conforming business/property.

The North property has always been zoned Residential Development. Why is the cost of this application being absorbed by the tax-payers? At a cost of \$7,959.00, plus any further fees required by the Niagara Region of up to \$2000.00!! Why is the property owner not paying for this amendment when it was stated at council at the January 25th, 2021 meeting that all laws and obligations were met in the planning process?

Some other questions arising from this proposed amendment are:

What protective and proactive measures are or will be put in place to ensure the flow of water/drainage to the Central Park Drain which borders the property to the West and at the North End?

What will happen to the accessibility and maintenance of the city maintained ditches that border the Janet Street properties?

Why does the city want to change the long-standing zoning of Welland street parcel of land?
Does the city intend to sell the Welland street parcel of land?

If the designation is changed this would this be a new industrial development designation and will they be required to demonstrate compliance with the Ministry of Environment's Land Use Compatibility (D6) Guidelines?

Will an Environmental Planning Study be requested as a major land use change or plan is proposed?

In conclusion, we do not believe that these amendments are compatible with the adjacent uses of land, are in the best interest of the neighbourhood and the community as a whole or that all the implications of the Official Plan and Zoning By-Law Amendment have been reflected.

Sincerely,

Melissa & Mary Bigford

Carole & Alan Macroy

38 Janet Street

Port Colborne ON

L3K 2E7

905-835-8534

To Mayor and members of Council

We the people on Janet Street are writing this letter to inform you of our concerns and questions regarding the official plan and zoning-by-law amendments at Kildaly East and Wallace Street.

Why is the city changing the zoning-by-law from R.D to light industrial

Reasons - 1st - Contamination of soil

- Noise in our area

Dust in our area

More Traffic

The area behind our homes has been zoned residential development for over 40 years. We do not believe that this proposal is in the best interest of the neighbourhood and community as a whole. That all the implications of the official plan are

by-law amendment have been reflected.
We do not think that this zoning by-law
amendment is compatible with the adjacent
uses of land. We think too many important
aspects are being left out and that we
as homeowners in the surrounding area
will feel the greatest effects of these
shortcomings

It will also certainly lower the
value of our homes

Clarina Turchetti { 34 Janet Street.
L3K 2E7
Oet Oet Turchetti { 11 905-8347084

Paul Moreau

33 JANET ST

L3K 2E6

Donna M. Proulx

905 834 5433

11 same

Joe Kovacs

30 JANET ST

Sharon Kovacs

11 " "

C. B. B. B.

22 JANET ST.

Linda Romano & Carmen

231 West Side Rd.

905-834-7494

To the Mayor and Members of Council:

We the people on Janet Street are writing this letter to inform you of our concerns and questions regarding the official plan and zoning by-law amendments at Killaly East and Welland Street.

Why is the City changing the Zoning By-law from RD to Light Industrial?

Reasons – 1st – Contamination of soil

- Noise in our area
- Dust in our area
- More traffic

The area behind our homes has been zoned RD for over 40 years. We do not believe this proposal is in the best interest of the neighbourhood and the community as a whole. That all the implications of the official plan and zoning by-law amendment have been reflected.

We do not think that this ZBA is compatible with the adjacent uses of land. We think too many aspects are being left out and that we as home owners in the surrounding area will feel the greatest effects of these shortcomings. It will also certainly lower the value of our homes.

Signed,

Collette and Alain Lacroix – 38 Janet Street

Clazina and Odillo Turchetti – 34 Janet Street

Fred and Donna Moreau – 33 Janet Street

Joe and Sharon Kovacs – 30 Janet Street

Louis Kozma – 22 Janet Street

Linda and Carmen Romano – 231 West Side Rd.

From: Garry Tate [REDACTED]

Sent: March 25, 2021 9:41 PM

To: Charlotte Madden

Subject: File D09-01-21 & D14-05-21 Notice of Public Meeting Proposed Official Plan and Zoning By-law Amendment 72 Killaly Street East, City Land on Welland Street and 1338277 Ontario Inc

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Hello Ms. Madden

It is refreshing that a City such as Port Colborne is paying attention to the need for Industrial/Employment land.

These lands seem well suited for this purpose.

Regards - Garry Tate