

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

April 26, 2021

To: Mayor and Members of Council,

We are writing this letter to inform you that there are still some concerns that have not been addressed in the recommendation Report File No: D09-01-21 & D14-05-21.

The applicant stated that the property is contaminated. Will an Environmental Planning Study be requested? Will the development of the property create contaminated dust and soil run-off into the neighbouring properties?

Is there a demarcation line for contaminants from the City (former Exit Chemical) property to the Residential Property. Will the dust from the trucks be contaminated?

Will the trucks now be moved to the Northern end of the property and be abutting these neighbours?

Will council consider limiting the extent of the zoning parcel boundaries to the Southern area expansion? There is nothing in place to protect the Northern homeowners on Janet St. from seeing parked transport trucks, the dust and noise they create as the current Southern neighbours have had to endure?

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.

Why is the city parcel of land being considered as part of the required 20m setback?

The applicant also stated that the building would be approximately 12.49m (41ft) in height but according to the Zoning By-Law Section 26: Light Industrial Zone the maximum building height abutting a residential neighbourhood is 8 metres (26ft).

In conclusion, I hope council addresses the outstanding issues and concerns stated above before approving the recommendation report and that council direct staff to involve the neighbourhood in preliminary site plan and site plan control.

Sincerely,

Melissa & Mary Bigford