



**PORT COLBORNE, ONT.**

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City of Port Colborne  
66 Charlotte Street  
Port Colborne, Ontario  
L3K 3C8

Attention: David Schulz, Planner

April 28, 2021

RE: Proposed Official Plan and Zoning By-law Amendment  
72 Killaly Street East, City Land on Welland Street and  
1338277 Ontario Inc Land on Welland Street and Killaly Street East

We are writing this letter to the City of Port Colborne staff, Members of Council and the Mayor in response to concerns raised by Council on April 26, 2021 regarding the above noted Official Plan and Zoning By-law Amendment.

We have attached a preliminary plot plan that we produced in-house in hopes it will help City Staff and Council Members visualize the proposed development. This proposal is a starting point that we can adjust accordingly to help with neighbors' concerns and meet zoning requirements. It should be noted that we will hire professionals to complete an official site plan of the proposed development at the appropriate time.

The building size required is 50,000 square feet and will have a peaked roof. The wider we go, the less northerly impact there is but this requires a higher peak and thus we asked for a change in the zoning by-law to incorporate a higher roof. As an alternative, we can lengthen the building and reduce the width to meet the existing zoning requirement with respect to building height. Either way works for us and are open to further discussions at the time of site plan control.

In response to concerns of the easterly setbacks, we thought it best to include the City owned land as part of the buffer and accordingly reduce the south to north length of the building. As an alternative, we would entertain the idea of purchasing the strip of City property to the east side and thus putting us into compliance.

As shown on the plot plan there will be trailers parked north of the building. We are thinking that the best location for the trailers is up against the City owned property to the west, with a landscape berm on the eastside of the property. This would leave a significant buffer between the neighbours and the trailer parking.

The ideal situation, we believe would be for us to purchase the City's property to the west along Welland Street and park the trailers on that property. This has been discussed with City staff and is ongoing pending the environmental testing results currently underway by the City. Under either circumstance site plan control will require all appropriate and necessary buffering.

We have completed environmental testing on the vacant parcel of land we own and a report has been issued. Based on the report, there is no migration of contamination onto neighbouring properties. The contamination consists of material that was dumped there during construction of the canal and consists primarily of rock, concrete and asphalt with no indication of harmful materials. However, to develop this property into a more sensitive use would require a complete cleanup of the material in order to receive a Record of Site Condition. The circumstances dictate that is not a viable plan. The City is privy to this report.

We hope that this letter provides more clarity on the proposed development.

*Larry Fontaine*

Welland Street

Killaly Street East

CITY OF PORT COLBORNE PROPERTY

72 KILLALY ST

PROPOSED WAREHOUSE

ENTRANCE

GATE

Property continues  
north for another  
325 feet

LANDSCAPE BERM

