

From: [Nicholas Olschansky](#)
To: [Diana Vasu](#)
Cc: [Denise Landry](#); [David Schulz](#); [Chris Roome](#)
Subject: RE: June COA Notices of Hearing
Date: May 24, 2023 10:38:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image006.png](#)
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[instagram_7243eec2-a3c9-4dc2-840b-7a7e9ba94caf.png](#)
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[youtube_c96bc151-7cd5-41cb-9264-033a34192aa4.png](#)
[linkedin_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)

Hi Diana,

Please see my comments below.

A11-23-PC – 38 Church Street

- No comment

A12-23-PC – 510 Main Street West

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for the construction of new entrance or alteration of existing entrance on Oakwood Street

A13-23-PC – 510 Main Street West

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for site servicing connections to existing City owned infrastructure
- Main Street West is a regional road and will therefore require regional permits to work within the public right-of-way

B05-23-PC – 242 & 244 Humboldt Parkway

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for work within the City right-of-way (construction of entrances, site servicing, etc.)

B06-23-PC – 336 Sugarloaf Street

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for work within the City right-of-way (construction of entrances, site servicing, etc.)

B07-23-PC – 316 Second Concession Road

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property

B08-23-PC – 59 Omer Avenue

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property

B09-23-PC – 59 Omer Avenue

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property

B10-23-PC – 510 Main Street West

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for site servicing connections to existing City owned infrastructure
- Main Street West is a regional road and will therefore require regional permits to work within the public right-of-way

B11-23-PC – 36 & 38 Page Street

- Final grading does not conform with proposed grading plan and is currently draining onto adjacent property

B12-23-PC – 194 Chippawa Road

- No comment

Cheers,
Nick



www.portcolborne.ca

Nicholas Olschansky
Engineering Technologist
City of Port Colborne

Port Colborne, ON

Phone 905-835-2900 x226

Email Nicholas.Olschansky@portcolborne.ca

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Hello Diana

A11-23-PC there are not comments regarding municipal drains

A12-23-PC there are not comments regarding municipal drains

A13-23-PC there are not comments regarding municipal drains

B05-23-PC there are not comments regarding municipal drains

B06-23-PC there are not comments regarding municipal drains

B08-23-PC there are not comments regarding municipal drains

B09-23-PC there are not comments regarding municipal drains

B11-23-PC there are not comments regarding municipal drains

B12-23-PC there are not comments regarding municipal drains

B07-23-PC this property abuts the Indian Creek Municipal Drain watershed however this parcel is not within the municipal drain watershed so there are not comments regarding municipal drains for this parcel either.



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Alana VanderVeen
Drainage Superintendent
City of Port Colborne

1 Killaly St W
Port Colborne, ON L3K 6H1
Phone 905-835-2900 x291
Email Alana.VanderVeen@portcolborne.ca

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From: Diana Vasu <Diana.Vasu@portcolborne.ca>
Sent: May 15, 2023 4:39 PM
To: Charles Turpin <Charles.Turpin@portcolborne.ca>; Sherry Hanson <Sherry.Hanson@portcolborne.ca>; Dave Hornblow <Dave.Hornblow@portcolborne.ca>; Nicholas Olschansky <Nicholas.Olschansky@portcolborne.ca>; Alana VanderVeen <Alana.VanderVeen@portcolborne.ca>; Cassandra Banting <Cassandra.Banting@portcolborne.ca>
Cc: Chris Roome <Chris.Roome@portcolborne.ca>
Subject: June COA Notices of Hearing

Hi everyone,

From: charlesturpin@portcolborne.ca
To: [Diana Vasu](#)
Subject: Re Zoning Amendment Application - 316 SECOND CONCESSION ROAD
Date: May 23, 2023 3:25:33 PM
Attachments: [logo_92ffc72e-1a94-4c3c-bb44-cfecb6d7c8b8.png](#)
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[youtube_c96bc151-7cd5-41cb-9264-033a34192aa4.png](#)
[linkedin_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)

Port Colborne Fire & Emergency Services has reviewed application File number and would like to offer the following comments.

Access to property may be an issue as the proximity to HWY 140.
Site plan for development required.
Port Colborne has no objection to the application B07-23-PC

Should you have any questions, please feel free to contact this office.

Charles Turpin
Port Colborne Fire & Emergency Services



www.portcolborne.ca

Charles Turpin
Fire Prevention Officer
City of Port Colborne

Port Colborne, ON
Phone 905-834-4512 x
Email Charles.Turpin@portcolborne.ca

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Hi Diana,

Re: June COA Notices of Hearing
City of Port Colborne
June 14, 2023, 18:00

1. **316 Second Concession** – Consent

Although, in principle the Ministry has no objection to the above described Consent Application (**316 Second Concession** – Consent), the property owner(s) should be made aware that the lot is located within the MTO Permit Control Area for Highway 140 and as a result, an MTO Building and Land Use Permit may be required prior to the commencement of any on-site construction/works. All development must comply with the MTO Building and Land Use Policy.

[Highway corridor management | ontario.ca](https://www.ontario.ca/highway-corridor-management)

2. **510 Main Street West** – Consent and Minor Variance

Although in principle the Ministry has no objection to the proposed consent and minor variance applications, the subject site described above (**510 Main Street West**) appears to be located within the MTO Permit Control Area for Highway 140 and as a result, the applicant should be made aware that an MTO Building & Land Use Permit will be required from this office prior to the start of any onsite construction/works. These comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requests that the City circulate the official consent application for review, where we will provide more detailed comments.

Thanks,

Neave Constantine | Corridor Management Planner (West)
Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor | Toronto, ON M3M 0B7
Telephone: 437 688-2943 | Email: Neave.Constantine@ontario.ca



From: Diana Vasu <Diana.Vasu@portcolborne.ca>
Sent: May 16, 2023 12:04 PM
To: Constantine, Neave (MTO) <Neave.Constantine@ontario.ca>
Subject: June COA Notices of Hearing

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.
Hello Neave,

Please click the following link to access the notices of hearing for our June Committee of Adjustment hearing:

[2023 06 14](#)

That link includes 2 consent applications (316 Second Concession Road and 510 Main Street West) and 2 minor variance applications (both for 510 Main Street West).



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Diana Vasu
Planning Technician
City of Port Colborne

Port Colborne, ON
Phone 905-835-2900 x204
Email Diana.Vasu@portcolborne.ca

Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

May 29, 2023

Region File: D.06.07.CS-23-0013

Diana Vasu
Secretary - Treasurer
City of Port Colborne
66 Charlotte Street
Port Colborne, ON, L3K 3C8

Dear Ms. Vasu:

**Re: Regional and Provincial Comments
Proposed Consent Application
City File: B07- 23-PC
Owner: Timothy Horst
316 Second Concession Road
City of Port Colborne**

Staff of the Regional Growth Strategy and Economic Development Department has reviewed the above-mentioned Consent Application for the lands legally known as Concession 3 Lot 25, municipally known as 316 Second Concession Road. The proposed Consent is to sever for the purpose of creating a new lot, where Part 1 is to be severed for future Gateway Industrial uses and Part 2 is to be retained for an existing residential use.

A pre-consultation meeting was held on April 14, 2022 for the above application. The following comments are provided from a Provincial and Regional perspective to assist the Committee with their consideration of the Consent Application.

Provincial and Regional Policies

The subject lands are designated "Settlement Area" under the Provincial Policy Statement, 2020 ("PPS"), "Designated Greenfield Area" under A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation ("Growth Plan"), and "Urban (Greenfield) Area" under the Niagara Official Plan ("NOP").

The Provincial and Regional policies direct development to take place in Urban Areas to support intensification in Urban Areas where appropriate servicing and infrastructure exists. A range of residential and commercial uses are generally permitted within the Designated Greenfield Area, inclusive of consents, subject to availability of adequate municipal services, infrastructure and policies regarding land use compatibility and environmental conservation. Regional staff notes that future development of the proposed severed lot should achieve the Greenfield density target of a minimum 50 residents and jobs combined per hectare, in order to meet the overall Greenfield density target within the Town.

The subject lands are located within the proposed mapping of “Port Colborne East Transshipment Terminal (PC-2)” employment area per Schedule K and Table 4-2 of the NOP which outlines a 25 jobs per hectare minimum intensity target. The Region and City has worked closely with industry stakeholders to identify and protect employment areas and employment lands for long-term economic prosperity and competitiveness. As proposed, the development proposal aligns with the envisioned long-term employment use of the area. Generally, sensitive land uses, such as residential, are not permitted in employment areas. Staff acknowledge that this is an existing use on the property. Regional staff would prefer that this site eventually be solely used for employment uses, in accordance Provincial and Regional employment policies.

Land Use Compatibility

Regional staff observe an existing residential use on the site, therefore consideration should be given to the future facility proposed in the severed land and its components (i.e. solid board fencing, lighting, location of office, driveway access, and parking). Given the existing residential use, Regional staff offer no land use compatibility requirements with the proposed consent application.

Archaeological Potential

The property is mapped as an area of archaeological potential in Schedule K of the NOP. Policy 6.4.2.6 of the NOP requires the submission of a Stage 1 Archaeological Assessment (at minimum), completed by a licensed archaeologist for any development and/or site alteration within an area of archaeological potential. A “Stage 1 and 2 Archeological Assessment” completed by AS&G Archeological Consulting Inc., dated May 3, 2025 was reviewed by Regional staff. The report stated no identification of archeological resources within the property and recommended no further archeological assessment. Regional staff have received a copy of the Ministry of Citizenship and Multiculturalism Acknowledgement Letter dated May 11, 2023, for the aforementioned study. As such, regional staff is satisfied regarding compliance to Provincial and Regional policies in this regard.

Natural Heritage

The subject property is impacted by the Region’s Natural Environment System (NES), consisting of other wetland and potential woodland. Niagara Official Plan (NOP) Policy

3.1.9.7 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of significant woodland and within 50 m of other woodland. The EIS must demonstrate that there will be no negative impact on the features or their ecological function. Within settlement areas, mandatory buffers from these features are required. The width of the mandatory buffer is determined through the EIS.

The proposed lot line does not fragment the feature under additional ownership. As such, staff offer no objection to the proposed consent

Servicing

Private sewage system inspection staff have reviewed the application to sever Part 1 (2 Acres) for Gateway Industrial Use. Part 2 (1.5 Acres) is to be retained for continued residential use, noting that Part 1 contains a residential dwelling and two sheds.

A sewage system permit was not found for the existing septic system servicing the dwelling. Staff note the septic tank was a concrete, two compartment tank located north of the dwelling on top of the existing embankment. The location of the septic bed was not able to be confirmed as it appeared to extend north below the embankment. A dye test was conducted, and no sewage breakout was observed at the time of the inspection. The existing sewage system is considered legal non-conforming due to its location near the embankment as well as its proximity to the existing cistern onsite. The sewage system will be wholly contained within the new parcel (Part 2) and there is enough usable land to replace the sewage system in the future when needed. As such, Regional staff have no objections to the severance application as submitted, but note, if at any time the existing sewage system fails or sewage flows are added to the dwelling, the installation of a new sewage system meeting current building code requirements will be required

Regional Road

Regional staff note the provided Severance Application plan denotes Second Concession Road as owned by the Regional Municipality of Niagara, staff suggest revision road ownership as the above is not a Regional road.

Conclusion

In conclusion, Regional Growth Strategy and Economic Development staff do not object to the Consent Application as submitted.

Should you have any questions, please contact the undersigned at Valentina.Escobar@niagararegion.ca, or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca.

Please send notice of the Commission's decision on this application.

May 29, 2022

Kind regards,

A handwritten signature in black ink, appearing to read 'Valentina Escobar', with a stylized flourish at the end.

Valentina Escobar

Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region
Lori Karlewicz, Planning Ecologist, Niagara Region
Caitlin Goodale, Private Sewage System Inspector, Niagara Region
Susan Dunsmore, P. Eng, Manager, Development Engineering, Niagara Region