

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](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
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[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.



PORT COLBORNE



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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 - 59 OMER AVENUE
Date: May 24, 2023 2:07:58 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.

No water line down Sherwood Forest Lane or hydrant
Port Colborne Fire has no objection to the application.
B08-23-PC and B09-23P-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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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-23-0032 and D.06.07.CS-23-0033

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: B08-23-PC and B09-23-PC**

**Owner: Wesley Visser
Agent: Brian Miller
Plan 831 Part of Lots 28-31; Vacant Lot on Omer Ave
City of Port Colborne**

Staff of the Regional Growth Strategy and Economic Development Department has reviewed the above-mentioned Consent Applications for the lands legally known as Plan 831 Part of Lots 28-31 and Plan 831 Part of Garlinda Avenue, both municipally known as Vacant Land on Omer Ave. The proposed lot boundary adjustment for Plan 831 Part of Lots 28-31 consists of severing Part 1 from Part 2 to permit the conveyance of Part 1 with a proposed lot addition to the abutting Part 3. Both resulting parcels are proposed for future residential use. Additionally, the proposed boundary adjustment for Plan 831 part of Garlinda Avenue consists of severing Part 4 from Part 3 to permit the conveyance of Part 2 for a proposed lot addition to the abutting Part 4. Similarly, the two resulting parcels are proposed for future residential use.

A pre-consultation meeting was held on February 24, 2022 for the above mentioned lands, staff note this pre-consultation was for a Draft Plan of Subdivision/Condominium development. The following comments are provided from a Provincial and Regional perspective to assist the Committee with their consideration of the Consent Applications.

Provincial and Regional Policies

The subject lands are designated “Settlement Area” under the *Provincial Policy Statement, 2020* (“PPS”), “Delineated Built-Up Area” under *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* (“Growth Plan”), and “Delineated Built-Up Area” under the *Niagara Official Plan* (“NOP”).

The Provincial and Regional policies direct development to take place in Urban Areas to support intensification in Built-Up Areas where appropriate servicing and infrastructure exists. A full range of residential uses are generally permitted within the Delineated Built-Up Area designation, inclusive of consents, subject to availability of adequate municipal services, infrastructure and policies regarding land use compatibility and environmental conservation. As the proposed Consent Applications are technical in nature, and development is not being proposed at this time, staff is generally satisfied that the Applications for the boundary adjustment are consistent with the PPS and conforms to Provincial and Regional policies, subject to the below comments.

Land Use Compatibility

The Consent Application states all proposed parcels are projected for future residential use. At this time, for information, staff notes Policy 2.2.2.10 of the NOP outlines local intensification is to support the development of complete communities, and avoid or mitigate risks to public health. Regional staff observe the following industrial uses north of the property: Krown Rust Control Centre, J.Oskam (steel fabricators), West Port Machining, and an automotive garage. Additionally, the subject lands are in close proximity to the Seaway Water Pollution Prevention Sewage Treatment Plant and an active Trillium Railway line (approximately 70m east of the property). As such, staff note for future development applications, a Noise and Odour Impact Assessment will be required to consider land use compatibility concerns regarding the sewage treatment plant and industrial uses as well as transportation sources proximal to the property. The study is to be completed in accordance with the Ministry of Environment, Conservation and Parks D-series land use compatibility guidelines and the Environmental Noise Guidelines (NPC-300) and include recommended mitigation/devices and warning clauses.

Furthermore, the subject lands are adjacent to a designated Core Employment Area as mapped in Schedule G of the NOP. Policy 4.2.1.5 outlines core employment areas as *clusters of traditional employment uses, such as industrial, manufacturing, construction, transportation and warehousing*. These areas are to be *protected and planned for similar employment uses, major facilities, and freight-supportive forms of development and redevelopment*. As such, Regional staff note for future development applications, the requirement of a Planning Justification Brief assessing the compatibility of sensitive land uses, such as the projected residential development, adjacent to a Core Employment Area.

May 29, 2022

Archaeological Potential

The property is mapped as an area of archaeological potential in Schedule K of the NOP. NOP Policy 6.4.2.6 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. Staff do not consider a lot adjustment to be development, therefore Regional staff offer no archaeological assessment requirements at this time. Regional staff note that any future Planning Act applications for the property may require an archaeological assessment.

Conclusion

In conclusion, Regional Growth Strategy and Economic Development staff does not object to the Consent Applications as submitted. Staff note for future Planning Act applications requirements of Noise and Odour Impact Assessment, Planning Justification Brief and Archaeological Assessments may be required.

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.

Kind regards,



Valentina Escobar

Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region