

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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[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 - 510 MAIN STREET WEST
Date: May 23, 2023 10:45:07 AM
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.

Port Colborne Fire has no objection to the the application A12-23, A13-23 and B10-23

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



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

May 29, 2023

Diana Vasu
Secretary-Treasurer, Committee of Adjustment
City of Port Colborne
66 Charlotte Street,
Port Colborne, ON L3K3C8

Dear Ms. Vasu,

Application for Consent

Proposal: The subject parcels are shown as Parts 1 and 2 on the proposed sketch, where Part 2 is to be severed for future residential use and Part 1 is to be retained for an existing residential use. The severed new residential lot would be approximately 10.35 m x 24.29 m in size and the retained residential lot would be 20.12x 24.29 m. in size. The proposal is for residential uses only.

Location: 510 West Main Street - RR #3
In the City of Port Colborne

Our File: CS-23-0031
City File: B10-23-PC

Regional Planning and Development Services staff have completed a review of for the above mentioned Consent application which is to facilitate a creation of one lot at 510 Main Street West, in the City of Port Colborne. The following Provincial and Regional comments are provided to assist the Committee in considering the application.

Regional Road Allowance

The parcel has frontage along Regional Road #3 (West Main Street). The right-of-way width meets the current requirement in the Regional Official plan, however, a 6m x 6m daylight triangle is required at the corner of West Main Street and Oakwood Street. At this time the required daylight triangle mentioned below cannot be taken as it is on the remnant parcel, it should be noted that at the time that this site comes in for future development applications that the following will be required:

Daylight Triangle

A daylight triangle of 6 metres x 6 metres will be required at the corner of West Main Street and Oakwood Street. Regional staff would ask that the daylight triangle be shown on the future development plans.

Regional Permit Requirements

REGIONAL CONSTRUCTION ENCROACHMENT PERMIT

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and entrance Permit must be obtained from the Transportation Services Division, Public Works Department. This can be done using the link below:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Sight Line Assessment

At the preconsultation meeting the Region required a sight line assessment be completed and submitted with the consent application for the new lot to determine the safest location for an access. A sight line assessment was submitted to the Region and was reviewed by Regional staff however, the sight line assessment did not provide the required assessment and an email providing direction on what is required to complete this assessment was provided. The Region will still require that this assessment be completed to the satisfaction of the Region and have included a condition of consent in Appendix I addressing this requirement.

Site Servicing

Services for the new residential lot are to be from the existing 200mm local sanitary sewer and 150mm watermain located on Main Street West.

Please note that any work/cuts in the Main Street West ROW will require a Regional Construction permit and will have to be restored to meet Regional standards.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Corporate Waste Collection Policy. The proposed residential lots are eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following curbside limits are met:

- Recycling: Weekly Collection of Blue/Grey Boxes (unlimited);
- Organics: Weekly Collection of Green Bins (unlimited);
- Garbage: (maximum) 2 Garbage Bags/Cans Collected Every-Other-Week.
- **Curbside Collection Only**
- **Collection to remain as existing for remnant parcel**

Conclusion

Based on the analysis and comments above, Regional staff offers no objection to the application, subject to the Conditions outlined in the Appendix.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3268, or Susan Dunsmore, Manager of Development Engineering at extension 3661. Please send notice of the Committee's decision on these applications.

Regards,

A handwritten signature in cursive script, appearing to read "Stephen Bureau".

Stephen Bureau, C. Tech.
Development Approvals Technician
Niagara Region

cc: Katie Young, Planner, Niagara Region
Susan Dunsmore, Manager – Development Engineering, Niagara Region

APPENDIX
Regional Conditions for Consent
510 Main Street West, City of Port Colborne

1. That the owner provide a sight line assessment to the Region of Niagara for review and approval to determine the location of the driveway for the new lot.