

**David Schulz**

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**From:** Shane Parisi [REDACTED]  
**Sent:** September 30, 2022 1:28 PM  
**To:** David Schulz; Shane Parisi  
**Subject:** Re: Plan of Subdivision

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Dear Mr. Schulz,

I live at 315 West Side Road and I'm writing to you concerning the proposed Northland subdivision to be built behind my home.

The developer proposes to build single detached houses behind our properties that can be up to a height of 14 m high (46 ft). Since the developer proposed lot sizes are so small, it seems that the developer will build higher residences on a smaller foundational footprint. A house with a height of 14 m is considerably higher than the height of each of the homes along West Side Road and Barrick Road.

If City Council allows townhomes of that height, the sun (by 2 – 3 pm?) and sky will be blocked from our view. The view from the back of our homes will be a wall of houses with minimal backyard space between our properties and theirs. Given the proposed size of the lots that the developer has on their plan, the proximity of these residences to our own and the potential height of 14 m, our privacy will be infringed upon.

I would like to propose to City Council that the max. height be reduced (at least where the development adjoins our properties), and to consider our homes, our privacy and our right to enjoy our own land, when making their decision regarding the development.

The development of the Northland subdivision will also tax our water and sewage systems. At the City Council meeting concerning this development, residents of nearby streets expressed concern about their waste water backing up into their basements. They'd said how they had already experienced such waste water backups in their homes due to the city's inadequate waste water pumping system. The waste water needs of nearly 200 new residences will only exacerbate this existing problem. The city has to upgrade its current waste water management system before allowing this development, or we could experience issues with waste water backup into our homes.

I'd like to propose to City Council that upgrades be made to the waste water management infrastructure to ensure that we won't have to deal with waste water backups into our homes.

The developer had stated that this development will have a negligible impact on traffic flow. The traffic along West Side Road/Highway 58 is already a routinely constant flow. The addition of roughly 200 residences and the multiple vehicles of their occupants will undoubtedly increase traffic. In addition, it might be considered a requirement that the developer have two exits from the subdivision to better accommodate and mitigate the impact of this inevitable influx of traffic (and also for the well-being of the residents of this new development, should the Northland Road exit become blocked).

I'd like to propose that the city assess the traffic on West Side Road and carefully scrutinize the developer's claim that the impact upon traffic will be minimal. It might ease the impact of the development if the developer considers adding a street perpendicular to Street "A" that joins the subdivision to West Side Road, instead of putting additional housing there.

The developer might also consider eliminating the residences backing onto the existing properties/residences on West Side Road and provide more greenspace in that corridor between our homes and the proposed subdivision. Such a modification will greatly reduce the impact on waste water services, traffic, and also allow the residents of West Side Road to preserve their privacy and preserve some of the habitats of wildlife that are inevitably impacted by this development.

Some additional questions I have are:

Are the residences to be built adjoining the rear of our properties to be 14 m in height?

How far from our property line will the residences be built?

How far from the property line will the fence stand?

Of what height is the fence? What material will the fence be constructed of?

How is the elevation being changed by this development?

What is the time frame for the build of this development?

What kind of street lighting will the development use?

Will noise impact studies be conducted?

I'm not against the development, however, I don't want it to negatively impact my home, nor its value, by limiting privacy/view and causing problems with services and traffic.

Shane Parisi  
315 West Side Road  
[REDACTED]

## Public Meeting – Northland Estates – September 20, 2022

Good evening. My name is Ron Rienas and I reside at 29 Bartok. Cr, Port Colborne. Thank you for opportunity to speak. I am here on behalf of myself and my Bartok Cr. neighbours.

I really do not want to be here as I sincerely want to see Port Colborne grow and prosper and developments like the one proposed contribute to that.

However, Council may recall that approximately a year ago I wrote to the Council on behalf of the Bartok Crescent neighbourhood expressing concern about basement flooding due to wet weather inflows and infiltration into the sanitary sewer system and inadequate pumping station capacity.

In that letter I addressed the fact that the City has done virtually nothing to address this concern for 30 years.

I stated: *"In the meantime the City of Port Colborne has continued to approve development in the Omer pumping station catchment area knowing that there is inadequate capacity in its sanitary systems and by doing so seriously exacerbating the basement flooding problem for the Bartok Ave residents."*

To Council's credit, earlier this year you did approve a multi-pronged strategy to begin to address this longstanding problem. I would also like to specifically thank the Mayor, Councillor Bruno and Public Works staff for their efforts and for convening a meeting with the Region as this involves both the City and the Region. However, I am not clear as to how much progress has been made. The City website does not include the status of any of the projects to be undertaken in 2022.

Let me now turn to the application before you. The Region of Niagara in its comments states:

*"The proposed development is within the Steele Street Sewage Pumping Station ("SPS") sewershed. This sewershed experiences significant Inflow/Infiltration and may have limited capacity. The Region will require a sanitary servicing report which outlines the timing/phasing of construction and the expected dry and wet weather sewage flows for the proposed development. Functional servicing report*

*should review and provide comment on the Steel Street SPS with regard to the additional flow.”.*

However, that doesn't tell the whole story. What the Region does not say is that the Steele Street Pumping station pumps all the waste water that come to it to the Omer Avenue Pumping which then pumps it to the Sewage Treatment plant. It is the Omer pumping station that does not have the capacity during wet weather flows, backing sewage into the basements on Bartok.

The correct description should be that the proposed development is within the Omer Avenue pumping station sewershed.

This development proposes 222 residential units. Based on being told that there are approximately 975 residential units in the Omer catchment area, this development represents a 23% increase in the number of units contributing to the sanitary sewer system.

Clearly any servicing report must address the Omer Avenue catchment area, not just the Steele Street pumping station. Also, it should be noted that the Oxford Pumping Station at the north end of the City also pumps sewage to the Steele Street pumping station, meaning that Omer takes both Steele Street and Oxford sub-catchment areas. The Region is intending to increasing the Oxford pump capacity to accommodate future growth. Again, increasing capacity of the upstream pumping stations without addressing the Omer pumping station just exacerbates the problems on Bartok.

Until there is an upgrade to the Omer Avenue pumping station to better handle wet weather flows or there is a significant, proven and sustainable reduction in the inflows/infiltration during storm events, I must object to any approval of this development. It is way premature.

The Council is aware that the frequency and intensity of major storm events will likely increase based on what scientists are saying about climate change. The City must address its infrastructure deficiencies both through capital investments and stringent, enforceable inflow/infiltration reduction policies to enable it to better handle such events. Only when that happens can developments such as this be approved.

Thank you