

David Schulz, Senior Planner, City of Port Colborne, david.schulz@portcolborne.ca

Regarding Proposed Subdivision, 563 Killaly east, lots 23&24 Concession 1

We, the homeowners around this development, are requesting more information on this matter and intend to appeal. We also have questions and some strong concerns, and we request a response from you at your earliest convenience.

On Friday, August 26th, a black truck pulled up in front of my home at 525 Killaly street east and began erecting a City of Port Colborne sign regarding the proposed development. I asked the workers, who were dressed in street clothes, who they were. They informed me that they worked for the developers of this project.

Question #1- Is it standard practice for the City of Port Colborne to erect notifications using non-unionized non-City employees?

The optics of this are obviously atrocious, especially after the Ford government was caught in bed with developers of the Greenbelt.

Question #2 – What is the exact date that the developers made their intentions known to the City?

Please do not disregard our letter as having conspiracy theories. You have done a poor job of communicating intent to consider development in this area. We would like to corroborate the dates of contact with the developers along with the notices you sent out in our water bills advising us that we should consider purchasing sewer line insurance. If indeed you knew that there would be this amount of development in this area with old infrastructure, then you also know legally that you would be expected to correct any water main issues from the street to the connection at the house. There would also need to be an avenue to seek recompense for damage to our existing older homes as major development occurred both across the street and in behind our properties.

Question #3 – Are the notices we have been receiving regarding drainage and the quarry connected to all this development?

Block 6 is listed as an archeological area. I spoke with the archeologist the previous 2 summers as they combed the land and they confirmed that it is a site of my Ancestors. You have a duty to consult with the appropriate Indigenous Peoples when such things are discovered.

Question #4 - Have you contacted Six Nations of the Grand River and the Mississaugas of the Credit? And what will be done with the site on which my relations camped?

Development does not just impact humans. That field back there regularly host a healthy herd of deer, wild turkeys, at least 2 distinct packs of coyotes and many plants and trees.

Question #5 – Has there been any consultation with the Ministry of Natural Resources regarding an impact study? Has there been any consultation with the Ministry of the Environment?

There is a drainage ditch beside my house and a significant “cut” of land beside it, enough for one vehicle to travel down. The cut is well used by school children and dog walkers. We are concerned that there are plans to cover this ditch and create a road from Killaly east beside my home down to Johnson street. There are a number of reasons this is a concern for us.

First of all, the salt and sand needed to keep roads passable in the winter would end up in the Johnson street pump house which does not have filtration capabilities for these things which would lead to environmental violations. Secondly, you would be creating 8 corner lots that were not previously corner lots. We all purchase these properties for the semi-rural privacy and feel. There would have to be compensation for that obviously. And third, the increase in traffic from 1,000 homes across from us and 206 dwellings behind us needs to be accounted for. Currently, Killaly east is dangerous to the school children due to high speed traffic to and from Gasline and the confusing intersection at Elizabeth and Killaly. Another 1,200 vehicles will make a significant impact.

Question #6 – Will the cut be turned into a road? If so, has there been an environmental assessment? Is there a plan to compensate home owners for creating corner lots?

Question #7 – What is the risk mitigation plan for the increase in traffic?

When I bought this property 8 years ago, I had to sign documents acknowledging that although Inco attempted to clean up the soil of nickel here, it still could be an issue. And the land across the road was tested and came back much worse than the south side of Killaly east.

Question #8 – How did all this land suddenly become suitable for development?

JTL Integrated Machine and Port Colborne Forge are felt all the way to my property. I understand things were different on Johnson street years ago so the homeowners there have had to live with the incredible decibel levels. We observed companies monitoring the decibel levels last summer and they were quite shocked at how loud the drop forge is. Again, how is this land suitable for development?

Question #9 – Will there be changes to the operating hours of JTL Integrated Machine and the Drop Forge or other considerations with those companies?

As you can see Mr. Shulz, your sign has prompted many questions and concerns and the notice of this plan to the citizens who live here was poorly planned if not outright disrespectful. You will notice that our steering committee have been CC'd on this

correspondence as we intend to act as a community group. Therefore I request that you Reply to All when you send the information and answers to our questions.

Chi Miigwetch;

Rick McLean [REDACTED]

Christine Arsenault [REDACTED]

Pierre Renaud [REDACTED]

Greg Scott [REDACTED]

David Schulz

From: [REDACTED]
Sent: September 18, 2023 10:49 AM
To: David Schulz
Subject: housing expansion 563 Killaly St E part of lot 23 and 24

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning, David!

In reference to this housing proposal, I have several concerns.

- I though the soil was contaminated due to INCO, has the proper soiling testing been completed.
- Was there a study to determine impact to this area, i.e. traffic, housing cost of existing homes, etc.
- The number of units being built (286) which will impact the population – density in the area. I live at the end of Bell street in exceed of 60 years and one reasons many homeowners have purchase or built homes in this area was due to the dead-end Street and the quietness of this area. Will the main throughway to this subdivision be via Killaly Street.
- I am not opposed to the new subdivision, just the number of units,(type of units) the traffic potential and as all the units will be townhomes, it will attract low to mid income families. Also, it may impact the resale of homes within this area.

Regards

Adrianne