

To: Development Services Department, Planning Division  
From: Tara & Trevor Robinson  
1403 Kottmeier Rd  
Thorold, ON

Regarding:  
File D14-05-2023

Zoning By-law Amendment in accordance with section 34 of the Planning Act, R.S.O. 1990, as amended, affecting 2008 Port Robinson Road

We feel that this is not the right location for a building of this type & size.

We are opposed to the zoning amendment proposed which would allow an increase of the number of permitted units and storeys for 2008 Port Robinson Rd.

The placement of a large 4 story mixed use building at the 2008 Port Robinson Road address would tower over our property as well as the properties of the residents across from it that back onto Port Robinson Road which would impede on our privacy as well as the privacy of many other residents.

We also feel that the size of the building being so close to a major intersection and the only roundabout in Thorold could potentially make this intersection even more dangerous for accidents.

Another major concern we have regarding the plans is the parking lot facing our property line. What type of barriers are being considered to prevent a vehicle from driving into our property if someone lost control? What type of additional barrier or privacy fencing will be put in place to protect the area that borders our property where our children play and reduces the temptations of trespassing onto our greenspace by customers, residents or visitors?

Another issue we have as per the drawings is the proposed garbage area which appears to be placing it almost into our backyard. What type of containment will be put in place as well as a barrier for any rodents and animals? It is our hope that there is a more suitable location on the property or near the street that would prevent large garbage trucks from entering near our property border or attracting unwanted rodents and pests into our backyard and future neighbours in the upcoming subdivision.

Lastly, on page 6, regarding Environmental Assessment, the proposal states the following:

The Phase One ESA historic and recent site use warrants further investigation into the condition of the soil and groundwater located at the study site. Hallex recommends: A Phase Two Environmental Site Assessment to determine the presence / absence of contaminants of concern potentially present in soil and/or groundwater on the subject property.

We would be very interested to know the details of the Phase Two environmental assessment given the history of the site. It is our understanding that this location was previously a service station with gas pumps and a vehicle repair shop for over 50 years.

Our hope is that the recommendations made for a Phase Two Environmental Assessment are followed and the details are taken into consideration before moving forward.

We respectfully hope you take our concerns into consideration and agree that there is no shortage of suitable sites as an alternative that could be considered in Thorold outside of this location for a building of this type.

Thank you in advance for your consideration.

Sincerely,

Tara & Trevor Robinson