

**Ruth and Ken Shugart**

**██████ Line Ave., Unit ██████**

**Welland, Ontario**

**██████████**

Town of Pelham Committee of Adjustment

20 Pelham Town Square

P.O. Box 400

Fonthill, Ontario

L0S 1E0

Attention: Ms. Nancy Bozzato, Secretary-Treasurer

Dear Ms. Bozzato:

**RE: File B12/2019P – 686 Quaker Road, Pelham**

I am in receipt of a Notice in regards to an application for severance to be heard by the Committee of Adjustment on January 14, 2020 (the Notice actually says 2019 but I assume that is in error) at 4:00 p.m. The Applicant seeks to sever off a vacant lot (described as Part 1 in the application) for future development, undetermined at this time.

My wife and I are the owners of Unit ██████, ██████ Line Ave. (Ryan's Walk), which is directly behind Part 1. I am also the President of our Condominium Association and have been authorized by all of the owners to write this letter on behalf of the Association.

The Association is not opposed to the concept of Part 1 being severed *per se*, however, we are very concerned about what sort of development might occur on this property in the future. As can be seen on the sketch attached to the Notice of Application, with the exception of the property to be retained by the Applicant, all of the properties surrounding Part 1 and in the rest of the surrounding area are residential. While the property of which Part 1 is presently part is currently zoned "Neighbourhood Commercial," it seems clear that the property would be very small for the type of uses contemplated by that zoning designation and that the noise and level of activity likely to be generated by such uses would be highly intrusive to the surrounding residential properties. It seems obvious that the most appropriate use for Part 1 would be a single family residence, similar to those to the west of Part 1 along Quaker Avenue.

Accordingly, provided that it is a condition of the approval of the severance that the property be rezoned "Residential 1 R1," we would have no objection to the Applicant's proposal. Unless such a condition is imposed, however, we would be opposed to the granting of the severance.

My wife and I are presently in Florida and do not plan to return to Fontheil until approximately the middle of April. My preference would be to appear in person at the hearing on behalf of the Association and therefore I would ask that it be adjourned until after the end of April, 2020. Given that the Notice I received refers to a hearing date which is in advance of the date of the notice and that I would have to incur the cost of a flight home in order to attend on January 14, 2020, this does not appear to be an unreasonable request.

I look forward to hearing from you.

Yours Truly,

Ken Shugart