



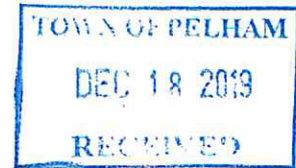
Mr Foster Zanutto
Alan Crescent
Fonthill, ON

TO: Town of Pelham Committee of Adjustment,

20 Pelham Town Square, P.O. Box 400, Fonthill, Ontario L0S 1E0

FROM: Foster J. Zanutto, Alan Crescent, Fonthill, Ontario L0S 1E0

Dec. 17, 2019



RE: File B11/2019P; File A28/2019P; File A29/2019P, 20 Alan Crescent, Pelham

I am the adjacent property owner, immediately [REDACTED] of the property in question, at [REDACTED] Alan Crescent, Fonthill, and have lived in this home for 20 years.

I would like to register my opposition to the applications to the Town of Pelham Committee of Adjustment, by the new owner of 20 Alan Crescent, for severance approval, for facilitation of construction of a residential building, and for bylaw variances, for the following reasons:

1. This neighbourhood consists mainly of 1950s area bungalows and modest two-stories on spacious, mature lots with beautiful old trees and mature gardens and landscaping. I moved here from St. Catharines specifically for the bungalow styles and mature lots with plenty of shade trees. The proposal of the applicant to create a lot area of 432 meters square and a house to occupy 45% of the lot is completely out of line with the surrounding properties, and will drastically change the character of the neighbourhood.
2. The request of the applicant "for relief from the bylaw" on ONE item on File B11, FIVE items on File A28 and THREE items on File A29 is presumptuous and ridiculous. This is not an application for minor variance, it is a blatant attempt for a major variance which, if approved, will set a very dangerous precedent for established neighbourhoods. We have Bylaw 1136 in place dating from 1987 which lays out the requirements of lot size, distances from neighbours and lot residence coverage. We know that creation of that bylaw and amendments over the years were done through much discussion and research by our municipal leadership, and those decisions must be respected today if we are going to have any semblance of integrity in the application of our mutually-created laws.
3. When the property in question at (20 Alan Crescent) was sold there were rumours among neighbours that a developer had bought it who was planning on demolishing the present home and then building three new homes. After I heard this I visited the Planning Department to see if they knew anything of this, and all they could tell me was that there had been inquiries about what could be done with the property regarding "development" if it were purchased.

We neighbours now know that the purchaser (the applicant for variances) is not living in the home and did not buy the property with the intent of living there. We are concerned that development was always the intent, and that the present applications for variances are an attempt to get a precedent set so that the present house can be demolished (no approval needed by Municipality) and two more applications for variance and construction requested of the Committee of Adjustment for two lot severances and two new residences facing Alan Crescent.

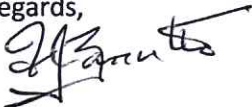
4. While it does make sense for the Committee of Adjustment and the Town of Pelham to approve "infilling" to combat urban sprawl and create tax base, it makes no sense to approve the cutting up of existing mature lots to do so, especially if it means ignoring bylaws. If the applicant wants to build homes on 14.20 meter frontage lots with 45% lot coverage he can easily go to East Fonthill where there are thousands of opportunities to do so, or to the old arena property, and there will be no objections, and he will not be negatively impacting an established neighbourhood, and the Town will still get the tax base.
5. If these "variances" were approved, it stands to reason that every established property (like mine) with +-30m (100ft) frontage could be sold with the plan to demolish the house, split the lot into two and build two cookie-cutter box houses a la Mississauga suburb. Wouldn't that be a horrible change to the unique character of our beautiful town?
6. My last point of objection is that construction of the residence will require the removal of a 60-70 year-old majestic tree that sits directly on the building envelope. I am not sure what kind of tree it is, but from my back yard I have spent many a time admiring the colours it produces throughout the spring, summer and fall. There is a second mature tree at the front of the property that may require removal also.

I have about 10 mature trees on my property and I maintain them well as they provide great shade in the summer, minimizing my use of air conditioning and enabling me to contribute in a small way to combat climate change. The Town of Pelham and its leadership are committed to combatting climate change by planting trees and creating other strategies; it should also be looking to protecting our existing mature trees from destruction by developers.

I respectfully request that the Committee of Adjustment consider this matter seriously and that it heed the concerns of long-term Fonthill residents and rate payers like me who neighbour the property, and that the Committee of Adjustment reject the requested variances of all three files.

Thank you very much for your attention to my comments, and for your service to our community.

Regards,



Foster J. Zanutto

Alan Crescent, Fonthill, ON