

Sarah Leach

From: Holly Willford
Sent: Thursday, January 23, 2020 12:18 PM
To: Sarah Leach
Subject: FW: Application for Minor Variance, 795 Canboro Road, File A4/2020P

From: Bay Construction [REDACTED]
Sent: Thursday, January 23, 2020 9:23 AM
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: Re: Application for Minor Variance, 795 Canboro Road, File A4/2020P

Good Morning Nancy:

Once again thank you for your time and the forwarded information regarding 795 Canboro Road. As we discussed on the telephone yesterday, this proposal only came to my attention yesterday. As such, a fellow member of the community and myself met with other neighbours, last night, regarding this issue. I don't think I would be out of line to state that the request for "minor variance" on this property does not have majority support. One would suggest that the term "minor" should be reconsidered.

As I am sure you (and council) are well aware the core centre of Fenwick has a traffic/parking concern. This is nothing new to the Town. Parking and accessibility has been an issue multiple times; during the core restoration/beatification, building of the new Fire Station #2, and most recently during the renovation of Maple Acres Library. As it stands the town owned parking lot is a well utilized property. To the extent, that at present, the parking lot is full on most occasions. Depending on the season this lot is woefully undersized. During summer months there are many evenings per week when residents on Maple Street deal with their front yards becoming over flow parking areas. We are aware the town owns the land from the sidewalk to the street centre line. However, we are tasked with the upkeep of this land. We do not under take this task to make it available for over flow parking. This issue has been a growing concern to many. To this point, I see the proposed "minor variance" for 795 Canboro Rd., is to waive the stipulated parking requirement needed for a short term rental and bar. The existing 4 parking spaces allotted to this property is not enough for what we have as of this date, let alone for what is proposed. Should the proposed business intended for this new building venture be successful, where do they intend to have their customers park? If I read the paperwork correctly, the intension is to increase the foot print of the building as well, no room to add parking there!

'Short term Rental'. Is this a euphemism for Air B N B. I am aware this may be the legal term for this type of rental property. However, and forgive me I am not up to speed on the Towns latest stance on these types of rentals with-in town limits. But if memory serves, during the last election cycle it was a vary divisive matter. Fenwick doesn't need a Short term rental property or a hotel for that matter.

I/we are concerned that this proposal will create issues which that community is unwilling dealing with.

As a side note, as per the town by-laws posting and notices were issued based on the letter of the law. However, I would venture more consideration to the proposal and its effects should have entered the equation. Notices were issued to property owners within a 60M radius. The Town owned parking lot encompasses the majority of this area. A "good faith" gesture should have been implemented. The Town

already has a image issue with residents. That radius should have been increased to encompassed those residents potentially effected by this proposal. In addition, the notices posted on the property were January 13th. As noted in the paperwork, grievances where given a date of Jan 16th for written submission. 3 days, *really?* If memory serves one sign doesn't mention the date of the meeting or deadlines. I would suggest even though 10 days is the towns responsibility (in fairness more should be given) it is winter time. People are not outside as much as in warmer weather. Speaking for myself, when out, I am going from point A to B and don't take in much else, this time of year. Why the rush for the planned meeting. I have seen signs on property for months, adds in the paper for planned building sites. Yet to my knowledge, nothing more than what previously mentioned in this letter.

Please don't misinterpret this letter as Letter from the "miserable old guy who lives down the street, who doesn't like anything new" I want the businesses in our community to succeed. I believe this proposal will hinder the existing business. Parking for the Avondale is already hampered by congestion. As I am sure the 2 existing restaurants and library note on occasion, as well. If there is a parking issue now, it will become far worst, eventually killing business for all those concerned and no one will use the area. We loose the Avondale, we will kill the core of Fenwick. By all means, lets attract small business to Fenwick. LETS BE SMART ABOUT IT

Thank you, again. I hope to see you at the meeting Jan. 28th.

Mark Bay

From: Nancy Bozzato
Sent: Wednesday, January 22, 2020 3:56 PM
Cc: Holly Willford
Subject: Application for Minor Variance, 795 Canboro Road, File A4/2020P

Hello, Mark

As a follow-up to our telephone conversation of this afternoon, attached please find a copy of the Notice of Public Hearing and sketches pertaining to this minor variance application. I have also included the radius map used to generate the 60m notification. I see that your property falls outside of the radius. The Planning Act also requires that Public Notice posters be placed on the subject lands at least 10 days prior to the hearing, to further inform residents in the vicinity of the proposal. It is my understanding that these posters have been placed on the property, January 13th.

As I advised during our conversation, all interested parties are invited to submit written comments, attend the hearing to make oral submissions, or both. People do not have to pre-register to address the Committee of Adjustment at this public hearing.

I trust this is the information you require, but do not hesitate to contact me should you have any further questions.

Best regards,



Nancy Bozzato, Dipl.M.M.

Town Clerk

Town of Pelham

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