

Feb 22, 2020

Town of Pelham  
Town Clerk Nancy J. Bozzato  
PO Box 400  
20 Pelham Town Square  
Fonthill, ON L0S1E0

Subject: File AM-01-20  
1084 Quaker Rd Re-zoning

As a property owner near 1084 Quaker Rd, I am opposed to any amendments to the current zoning of the property. What is being asked here is a permanent change to the dynamics of our neighborhood. Zoning changes like this one should not happen after people have made significant investments in their homes.

By re-zoning this property I am afraid of the impact it will have on any future real estate values in the homes surrounding this property, and no one can say to me that it will be beneficial. I built here in 1987 under a certain set of known facts about the zoning and the future plans for the neighborhood and I made a decision based on that.

You can bet if this is allowed others will be asking for the same. There is an empty lot across the street from 1084 Quaker, and I don't want to see us revisiting the same issues with that one. Issues like parking, traffic flow, garbage etc. will all be stretched as the subdivisions were not built with that in mind.

But it's the future that scares me the most. How will future owners manage this property? My daughter lives in an area with a lot of rental houses and as we all know, when you don't own it you don't care so much about aesthetics, you're just in it for the income. This is a 3 unit dwelling (legal/ illegal) as it sits today. Someone could buy this and rent all three units. I am aware that one is supposed to be a granny suite but it would be so easy to change that (current case in point) without anyone knowing.

Changes like this should be made when new developments are done. Maybe create a new property category in that development that would allow such a dwelling to be built. At least people buying into that would know what they are getting into. Older existing developments should not allow owners to do this.

This is a quiet single family residential neighborhood, always was and always should stay that way. Considering this change will create a lot of bad blood amongst long time neighbors, it will no longer be the same as it has been. Don't change the rules in the middle of the game. Too many of us have made a purchase decision based on certain facts and by-laws. If rental income is what you're after then there are areas that are designed and zoned for you to do that without upsetting an entire neighborhood.

Thank you

Normand Mailhot  
