

Thursday, August 27, 2020

To: Town of Pelham Council  
cc: Hon. Mayor, Marvin Junkin (mjunkin@pelham.ca)  
Nancy Bozzato - Administrative Clerk (nbozzato@pelham.ca)

Re: Proposed rezoning and development of property known as 1307 Haist St. (at Pancake Lane)  
Part of Lot 2, Concession 8

Mr. Mayor Junkin, Town of Pelham Councillors and fellow residents in the Town of Pelham;

We the residents of Berkhout Terrace in the Town of Pelham Ward 3, hereby submit our concerns regarding the proposed rezoning of the property known as 1307 Haist St., from R1 to RM1. We understand that a previous presentation to Town Council has taken place on August 10, 2020 and this letter is to accompany the already received submissions and petitions from other local residents within Wards 2 and 3.

Our concerns are as follows:

- The proposed multi-unit dwelling will be unsightly amongst the single-family dwellings of the area.
- The proposed redevelopment will significantly effect the value of the surrounding neighbour properties due to increased traffic, noise and tight yard spaces
- The risk of losing mature trees to development in an area that already has high risk defoliation due to Gypsy Moth infestation
- Increased risk to pedestrian safety with the increase in traffic at an irregular and already dangerous intersection
- Young aged children walking to A.K. Wigg Public School will be at elevated risk due to higher volume of vehicles entering and exiting from 3 driveways where before there was only a single driveway
- The proposed redevelopment will pave the way for future properties to become multi-residential effecting other residents
- The current East Pelham expansion consists of a large amount of multi-dwelling properties which are sufficient to accommodate the higher density development models
- Multi-dwelling properties are also available in the development north of RR20 between Haist St and Lookout Street which should satisfy buyers looking for this housing type

We implore you heed our concerns and the concerns of all residents of Pelham who live in the mature neighbourhoods who face these redevelopments. By permitting rezoning of our properties, future buyers may follow the same plans for other properties which could see many family homes converted to multi-dwelling units such as this one. We are hopeful that ours and other resident's concerns will be a critical factor in deciding the outcome of this and future applications for rezoning mature single dwelling properties.

The Town has already seen applications for these types of proposals which have been denied (30 Alan Crescent), we simply ask the same result in this and future cases of this nature.

Thank you for receiving this notice and we kindly **request a notice of the result** of this rezoning application by mail to: Mark Hughes, 23 Berkhout Terrace, Fonthill, ON L0S 1E2 [REDACTED]

Signed electronically by the residents of Berkhout Terrace:

#3 Karen Storr and Terri Godin	#12 Fred Bates	#19 Theresa Schlosser
#5 Cheri Power and Paul Hewitt	#14 Marilyn & Keith Ebert	#20 Elaine and Brian Burgess
#7 Kim Duggan and Jim Thibodeau	#15 Jeanne and Richard Boc	#23 Sherree and Mark Hughes
#9 Clyde Barnhart	#17 Julie and James Horrocks	#25 Caroline and Dan Campbell
#11 Jolene and Chris Ciccarelli	#18 Courtney and Carey Maclean	