

Shannon Larocque

From: Nancy Bozzato
Sent: Wednesday, July 29, 2020 8:00 PM
To: Holly Willford; Barbara Wiens; Shannon Larocque
Subject: Fwd: File # AM-01-20, Re: 1307 Haist street zoning amendment application

Sent from my iPhone

Begin forwarded message:

From: Alicia Aitchison <[REDACTED]>
Date: July 29, 2020 at 4:36:41 PM EDT
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: File # AM-01-20, Re: 1307 Haist street zoning amendment application

To: Nancy J. Bozzato, Town Clerk

Good afternoon Nancy,

We recently received the public notice regarding the application to rezone 1307 Haist Street from R1 to RM1. Unfortunately we will not be able to attend the virtual meeting to discuss this so we wanted to send our objections in writing.

This spring we purchased the home across the road, [REDACTED]. A large part of our decision to purchase this property was due to the larger lots, more space between homes & the mature, treed lots. If this area was zoned for multiple homes we would not have chosen to move here.

The application not only wants 3 townhomes on this single lot but 3 additional secondary dwellings for a total of 6 families in the space where there is currently one. From our perspective this will create safety issues. It is already complicated to maneuver in and out of the driveway given the close proximity of Pancake Lane and that it is offset so there are two points of entry for vehicular traffic, highly-used bike lanes on each side of the road as well as a high volume of pedestrians. It appears that significant efforts have been invested into creating a bike & pedestrian friendly community. If you take the current single driveway at 1307 Haist street, single home with an average of 2 cars and turn it into 3 driveways/6 homes with an average of 12 cars it is not what this area is designed for & will cause congestion and safety issues – particularly when the elementary school up the road re-opens and the volume of child pedestrians significantly increases.

The fact that the lot is not suitable for the design proposed is highlighted by the fact that not only do they require rezoning from R1 to RM1 but would also require 5 other zoning by-law exceptions to try to fit this design into a neighborhood that it is completely inconsistent with.

This project does not fit into this community and would set a very disappointing precedent for this neighborhood.

We hope that the application is quickly denied. Given that we are unable to participate in the meeting if you could let us know if there is anything else we can do that would be appreciated.

Thank you,

Alicia Aitchison & Robert Swayze,

[REDACTED]

[REDACTED]

Shannon Larocque

From: noreply@pelham.ca on behalf of Anita <[REDACTED]>
Sent: Sunday, August 2, 2020 5:04 PM
To: Shannon Larocque
Subject: Variance request for 1307 Haist

It's my understanding that the request is to put 3 Townhouses on the property. I can not support that proposal. That is a busy intersection. Many young children cross road there on way to school. There are many large sized properties on Pancake. If this variance is approved, what stops others from doing same thing on Pancake.

Origin: <https://www.pelham.ca/Modules/contact/search.aspx?s=2uLtzJt5IA5HIngAojQI5IA5H6JTjAeQuAleQuAl>

This email was sent to you by Anita<[REDACTED]> through <https://www.pelham.ca/>.

Shannon Larocque

From: clerks pelham
Sent: Thursday, July 30, 2020 10:24 AM
To: Shannon Larocque
Subject: FW: Public meeting for Zoning By-law Amendment - Section 34 of the PlanningAct

FYI



Holly Willford, B.A

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: hwillford@pelham.ca

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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From: Bev and Don <[REDACTED]>
Sent: Wednesday, July 29, 2020 9:42 PM
To: clerks pelham <clerks@pelham.ca>
Subject: Public meeting for Zoning By-law Amendment - Section 34 of the PlanningAct

Attention: Town Clerk, Nancy J. Bozzato

Please consider for discussion the following comments and reasons for **NOT** moving forward on:

File number: AM-01-20

Subject Lands: 1307 Haist Street

Legal Description: Part of Lot 2, Concession 8

Reasons for **NOT** moving forward:

1. Keep single family dwellings in the area as it now is, therefore, NO REZONING. There have been enough townhouses built in East Fonthill and this seems to cover Townhouse use. Townhouses change the esthetics of an older neighborhood.
2. There is increased traffic on Haist and Bigelow and Pancake already. There should be a traffic light here as speed bumps don't do much.
3. The sight line at Pancake and Haist is poor now and I feel it will only get worse with this new townhouse development.

4. The speed and volume of traffic on Haist and Pancake as well as Bigelow is increasing as is. There are many young families in the area and speed and volume are a concern.

Thank you for your considerations.

B. Haist



Shannon Larocque

From: Dave Sisler <[REDACTED]>
Sent: Tuesday, August 4, 2020 1:20 PM
To: Nancy Bozzato
Cc: Holly Willford; Shannon Larocque; Marvin Junkin; Marianne Stewart; Ron Kore; John Wink; Lisa Haun; Bob Hildebrandt; Kathryn Sisler
Subject: UPDATED AUG 4 - Re: AM-01-20 Rezoning application concerns
Attachments: 1307 Haist Zone Change - Official Plan.pdf; 1307 Haist Rezone Petition Aug 4.pdf

Hello all,

Please find attached updated petition and additional review of proposal in relation to Town of Pelham Official Plan.

Thank-you,

Dave Sisler

On Jul 30, 2020, at 11:58 AM, Dave Sisler <[REDACTED]> wrote:

Community Planning and Development - Clerk
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill ON L0S 1E0

Re: AM-01-20
1307 Haist Street - rezone proposal

Dear Ms. Bozzato,

We, along with numerous residents in the vicinity of the noted property strongly object to the proposal to rezone 1307 Haist Street from R1 to site-specific RM1.

Our concerns are as follows:

Covid-19 Pandemic - We request that this process be delayed until the residents can come together face-to-face to research, organize, discuss, and obtain legal advice in order to thoroughly address this matter. The current pandemic prohibits the community from organizing and properly communicating its concerns.

Maintain R1 zoning - We wish to maintain the current R1 single residential zoning in the neighbourhood. Multi-unit dwellings are not compatible with the existing look and atmosphere of this long established neighbourhood. Such a dramatic change in zoning would make other properties in the area vulnerable to similar unwelcome high density developments.

Problems with submitted proposal - The application violates the minimum yard area currently outlined in the Town's RM1 regulations even if a zoning change was permitted. There is not enough room for 3 townhouses, let alone 3 additional dwelling units, which are not revealed in the submitted plan. There is not enough parking area to accommodate the residents, not to mention their guests. Where will these vehicles park? It appears that the grade is also too steep for driveways.

Safety - The property is on an A.K. Wigg school route. This busy and dangerous intersection currently requires a crossing guard. The proposed building, steep grade of the property, and parked cars at this corner will obscure sight-lines for both drivers and pedestrians. This is a busy road and sidewalk at all times of the day and this development will endanger drivers, cyclists and walkers.

Please see attached petition listing others in the area who oppose this rezoning. It is impossible to gather a true representation from the neighbourhood due to covid restrictions, summer vacations, and very short notice.

Sincerely,

David and Kathryn Sisler and the Haist/Pancake Residents

A black rectangular redaction box covering the signature of the sender.

Attachment - petition
cc. Holly Willford, Shannon Larocque, and Town of Pelham Councillors

RE: AM-01-20
(application to rezone the property from R1 to RM1)
Subject Lands: 1307 Haist Street
Legal Description: Part of Lot 2, Concession 8

Review of application based on the Town of Pelham's **Official Plan** for Development

The Town's blueprint for development and growth provides specific policies and guidelines to protect and enhance the character of the existing urban areas. The Plan clearly states that growth must maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that (re)development is compatible with the scale and density of existing development.

The application to rezone the property at 1307 Haist Street fails to meet numerous requirements laid out in the Official Plan. The following discussion outlines areas where this application is contrary to the Town's official policies and guidelines.

A2.3.2 Objectives of Redevelopment

- to respect the character of existing development
- be physically compatible with the character of the surrounding neighbourhood
- maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that redevelopment is compatible with the scale and density of existing development

The proposed 6-plex is not in keeping with the character, scale, or density of the neighbourhood.

A5.5 Intensification Corridors

- the following corridors have been identified for infilling and using under utilized land:
 - Downtown, HWY 20, Pelham Street, Pelham Town Square, and Station Street.

The Haist/Pancake area has not been identified as an intensification corridor. It is a neighbourhood of single-family dwellings.

B1.1.3 Residential Intensification

- assess the density of proposals relative to the surrounding neighbourhoods
- assess issues of landscaping, access, parking, utilities, and maintenance
- development will be respectful of, compatible with, and designed to be integrated with the neighbourhood

The application does not properly address landscaping, access, parking, or maintenance; it is not in keeping with the density of the surrounding area; and a 6-plex is certainly not respectful of, or compatible with, the neighbourhood.

B1.1.3 Criteria for Intensification/Redevelopment

- redevelopment should achieve a unit density and housing type that is in keeping with the character of the density of the neighbourhood
- a by-law amendment can only increase the unit density by up to **25%** of the gross density within a 300 metre radius
- should have suitable building setbacks and parking space

- traffic movement should not negatively impact the neighbourhood from the perspectives of safety or neighbourhood character

The proposal far exceeds the increase in density allowed in redevelopment. Based on a 25% increase in density, the property would be limited to 1.3 dwellings, not the proposed 6 units.

This was determined as follows:

- there are 209 dwellings within a 300 metre radius of this property
- existing average lot size is 1352 square metres
- a 25% increase in density would require a 1082 square metre lot for 1 dwelling
- the property at 1307 Haist is 1414 square metres
- 3 units on this site = density of 471 square metres per dwelling (2.3 times the increase allowed)
- 6 units on this site = density of 235 square metres per dwelling (4.6 times the increase allowed)

The proposal does not allow for suitable building setbacks outlined in RM1 zoning by-laws; has insufficient parking space for 6 units, and will negatively impact the traffic movement and safety issues on this busy corner.

B1.1.5 Townhouse, multiple dwellings

- respect the character of adjacent residential neighbourhoods in terms of height, bulk, and massing
- should not cause or create traffic hazards or congestion
- the site should have adequate land area to incorporate required parking, recreational areas, landscaping, and buffering on-site

The proposed 6-plex does not respect the character of the adjacent homes in terms of height, bulk, and massing. It does not provide for sufficient parking, area for landscaping, or buffering. It will create serious traffic hazards in this busy intersection by restricting sight-lines and increasing congestion. It will endanger the safety of pedestrians, cyclists, and motorists. The property is on a school route and the sidewalk is always busy with children and walkers. In addition, the proposed development does not meet the setbacks required in Section 16 of the zoning guidelines.

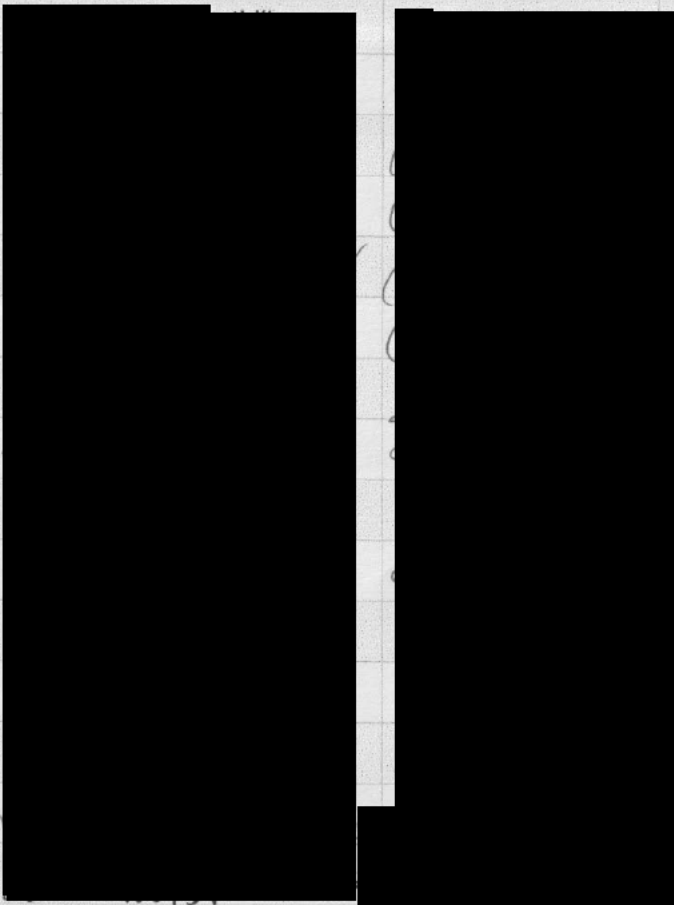
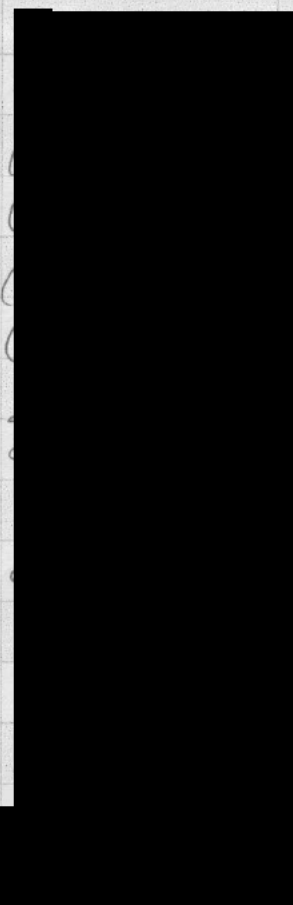

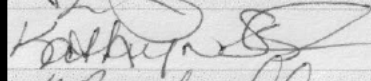
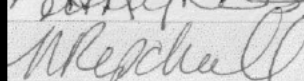
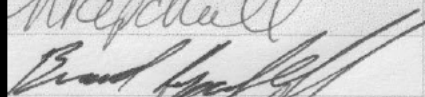

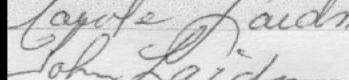
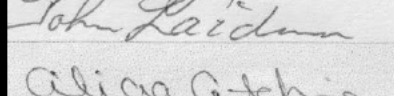
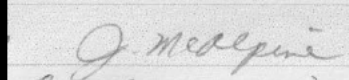
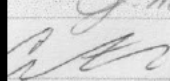
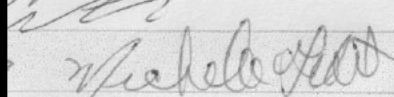
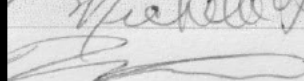

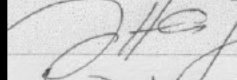
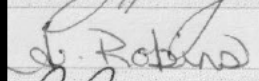
B5.2.1 Subdivision of land

- will not cause a traffic hazard as a result of its location on a curve or hill

The property in question is located on a corner, on a hill, where Pancake takes a dangerous dog-leg through Haist Street. This intersection is already difficult for motorists, cyclists, and pedestrians to navigate. The proposed 6-plex will further restrict sight-lines and will increase the traffic congestion on this corner.

To: The Town of Pelham
From: Residents of Pelham in the vicinity of 1307 Haist Street

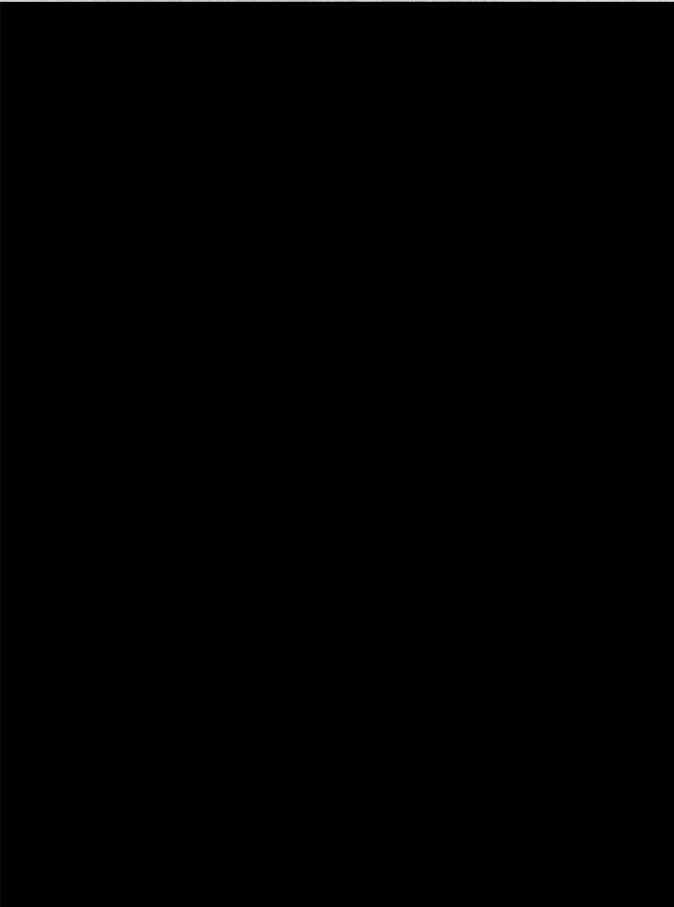
I/we request that the Town of Pelham deny the application to rezone the property at 1307 Haist Street from an R1 (Residential 1) to a site-specific RM (Residential Multiple 1) zone.

	Name	Address	Phone	Signature
1	David Sisler			
2	Kathryn Sisler			
3	Natalie Repchell			
4	Brad Repchell			
5	Laurel Laidman			
6	JOHN LAIDMAN			
7	Alicia Aitchison			
8	Robert Swayze			
9	JANE MURPINE			
10	Courtney Carter			
11	Michelle Gilbert			
12	Danny Gilbert			
13	JERRY HAJNA			
14	Unita Robins			
15	Patricia Rocco			

To: The Town of Pelham

From: Residents of Pelham in the vicinity of 1307 Haist Street

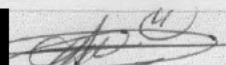
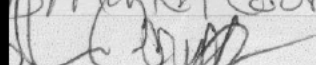
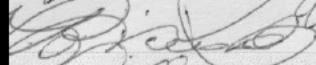

I/we request that the Town of Pelham deny the application to rezone the property at 1307 Haist Street from an R1 (Residential 1) to a site-specific RM (Residential Multiple 1) zone.

	Name	Address	Phone	Signature
16	Bel Granger			Bel Granger
17	Tyler Sampson			
18	Betty Cohoe			Betty Cohoe
19	Vicky Saliba			V. Saliba
20	JORDANNA CARDINALE			J. Cardinale
21	Jesse FISHER			J. Fisher
22	GOVIND MENON			G. Menon
23	LAURA COONEY			L. Cooney
24	COLLIN O'CONNOR			C. O'Connor
25	Karen McKirdy			K. McKirdy
26	Catherine McKirdy			Catherine McKirdy
27	Cameron Pelletier			C. Pelletier
28	Krista Pelletier			K. Pelletier
29	Dana Howell			D. Howell
30	Ben WOODWARD			Ben Woodward

To: The Town of Pelham

From: Residents of Pelham in the vicinity of 1307 Haist Street

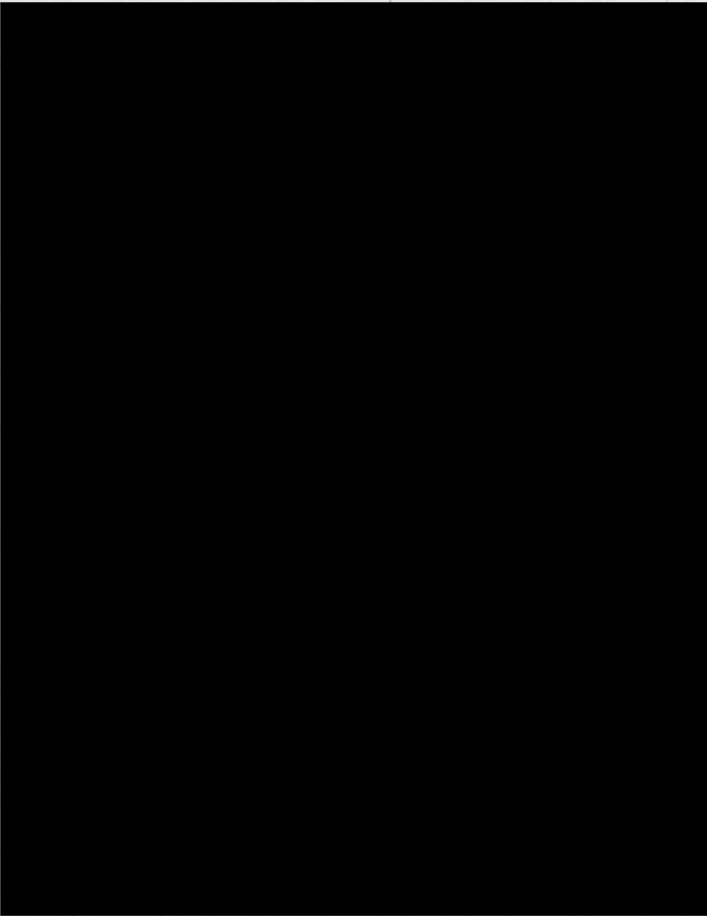
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	Name	Address	Phone	Signature
31	Alma Martinez-Cook	Foot Hill		
32	Trinidad Melgar			Trinidad Melgar
33	Andrea Favell			Favell
34	Bel Martin Course			Bel Martin Course
35	John Course			
36	C. Siedley			C. Siedley
37	Andelle Duffin			Andelle Duffin
38	LEN ZWIERSCHKE			
39	Ric Fone			Ric Fone
40	Mary Delaney			
41	Thomas Bachelder			TB
42	Laura Macellan			L Macellan
43	Jeremy Auglio			J Auglio
44	Gay Kean			Gay Kean
45	Phil Cato			Phil Cato

To: The Town of Pelham

From: Residents of Pelham in the vicinity of 1307 Haist Street

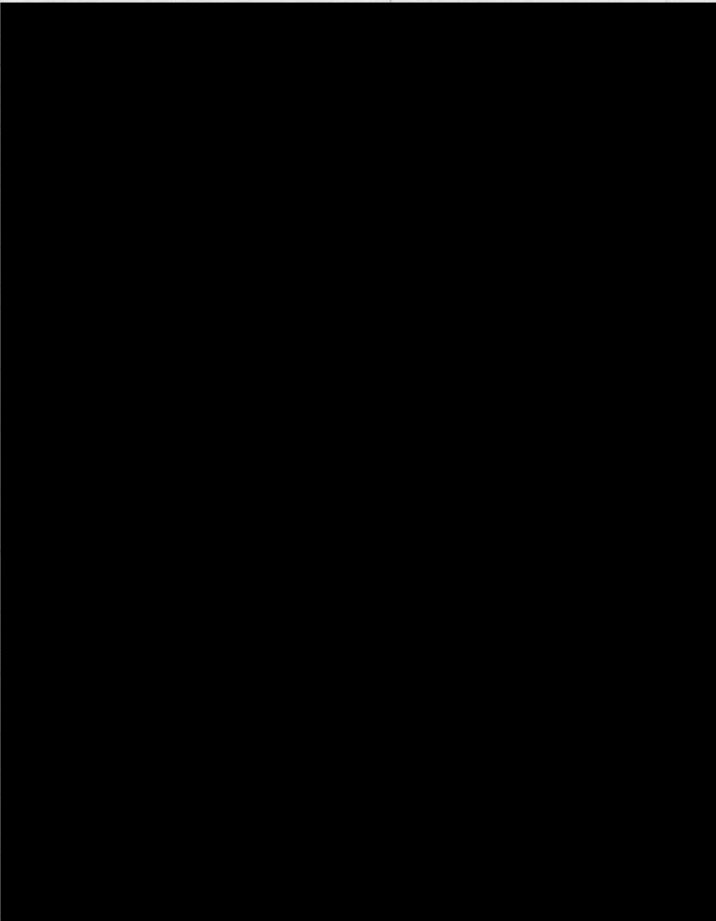
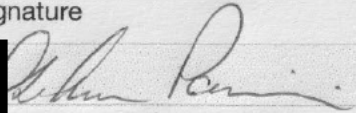

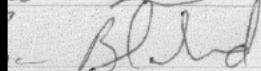
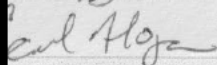
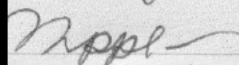

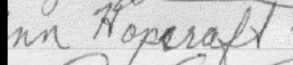

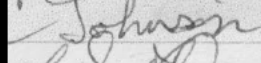
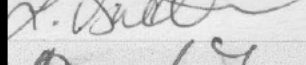

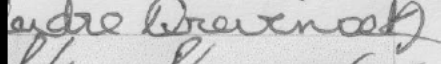
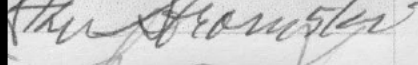


I/we request that the Town of Pelham deny the application to rezone the property at 1307 Haist Street from an R1 (Residential 1) to a site-specific RM (Residential Multiple 1) zone.

	Name	Address	Phone	Signature
46	Ann Oades			Ann Oades
47	Valerie Coffey			Valerie Coffey
48	Kera Knowles			K.K.
49	Matt McMahon			Matt McMahon
50	Koryn Freeman			Koryn Freeman
51	Rob Freeman			Rob Freeman
52	Jen Koetsier			Jen Koetsier
53	Paulina Zelitsky			Paulina Zelitsky
54	Karla Masse			Karla Masse
55	Kora Curtis-Masse			Kora Curtis-Masse
56	DANIEL MASSE			Daniel Masse
57	Lynn Friesman			Lynn Friesman
58	Jan Pottou			Jan Pottou
59	BILL POTTOW			Bill Pottou
60	HELEN WISMER			Helen Wismer

To: The Town of Pelham

From: Residents of Pelham in the vicinity of 1307 Haist Street

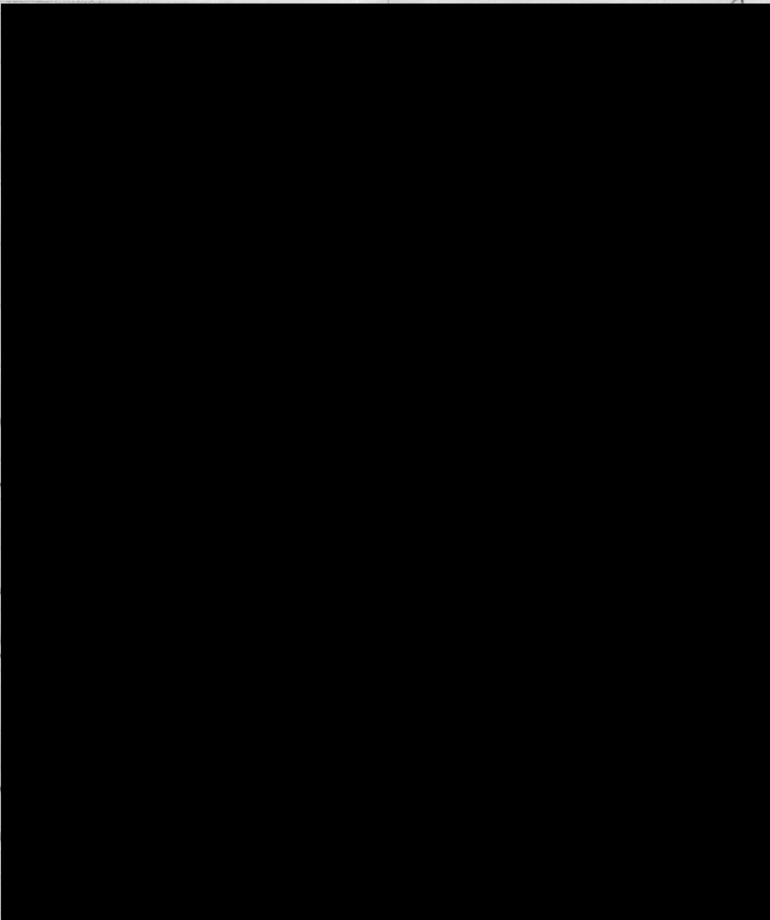
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	Name	Address	Phone	Signature
61	GRAHAM POIRIER			
62	Robin Lehmann.			
63	Ryan Blanchard.			
64	Carol Hagan			
65	Patricia Upper			
66	Roger Hopcraft.			
67	Ann Hopcraft			
68	Alan Looze			
69	Charlie Johnson			
70	L. Baillangeon			
71	IVAN DREVENSEK			
72	Deidre Drevensek			
73	STAN STROMSKI			
74	Nancy Leeger			
75	BROWN WYN LANE			

To: The Town of Pelham

From: Residents of Pelham in the vicinity of 1307 Haist Street

I/we request that the Town of Pelham deny the application to rezone the property at 1307 Haist Street from an R1 (Residential 1) to a site-specific RM (Residential Multiple 1) zone.

	Name	Address	Phone	Signature
76	JULIE PILCHIK			Julie Pilchik
77	Robbin St-Pierre			Robbin St-Pierre
78	VICKI KOTTEL			Vicki Kottel
79	JOHN THOMPSON			John Thompson
80	Pam Defazio			Pam Defazio
81	Rob Stephens			Rob Stephens
82	Rebecca Stephens			Rebecca Stephens
83	Christine Gazzola			Christine Gazzola
84	Jan Gazzola			Jan Gazzola
85	LEU MC COMBS			Leu McCombs
86	CLYDE MC COMBS			Clyde McCombs
87	GARY BOURROW			Gary Bourrow
88	J.C.			J.C.
89	Kennelford			Kennelford
90				

Shannon Larocque

From: Holly Willford
Sent: Thursday, August 6, 2020 10:18 AM
To: Shannon Larocque
Cc: Curtis Thompson
Subject: FW: File #: AM-01-20 - Against Application!!

FYI

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-----Original Message-----

From: Jeff Martinson <[REDACTED]>
Sent: Wednesday, August 5, 2020 6:34 PM
To: Holly Willford <HWillford@pelham.ca>
Subject: File #: AM-01-20 - Against Application!!

Hello Ms. Holly Willford, Clerk -

Town Council needs to please stop any changes to zoning within current R1 zoned areas, period.

There is enough urban sprawl in this world already — and too much recently in Fonthill!!!

Keep Fonthill desirable!!!

On the same note, stop all the monstrosities going up like crazy all over the place!!!

Please advise on outcome of meeting as I am unable to attend the zoom Public Meeting on Monday Aug 10th.

Thank you.

Jeff Martinson

Shannon Larocque

From: clerks pelham
Sent: Thursday, July 30, 2020 2:29 PM
To: Shannon Larocque
Cc: Holly Willford
Subject: FW: public hearing

FYI

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-----Original Message-----

From: Jennifer Morozuk <[REDACTED]>
Sent: Thursday, July 30, 2020 11:14 AM
To: clerks pelham <clerks@pelham.ca>
Subject: Re: public hearing

Holly,

Pertaining to the proposed property on the corner of Haist / Pancake Lane my husband and I have the following concerns pertaining to the construction and development of this property.

1. This intersection already proves challenging and busy. Having 3-6 different renters on one small section of land would only further cause congestion. Not to mention it is a direct route for the school children's walk with little to no policing other than a crossing guard for 15-20 mins a day. The construction alone and the disruption of the school wall is very concerning to us.
2. The land in its current form is not kept up in terms of yard growth. It often sits over grown with only one property to manager. What will it look like with 6 renters?
3. The aesthetics of such a property does not follow suit with the rest of the surrounding neighbourhood.
4. Renters can move frequently, and in a rental situation may not be as invested in the neighborhood itself, less likely to be concerned with long term problems.
5. There is a direct correlation between property values and proximity to rental units.

Thank you kindly

Jennifer & Trevor Goertz

Sent from my iPhone

> On Jul 30, 2020, at 10:22 AM, clerks pelham <clerks@pelham.ca> wrote:
>

Shannon Larocque

From: Nancy Bozzato
Sent: Thursday, July 30, 2020 8:29 AM
To: Holly Willford; Barbara Wiens; Shannon Larocque
Subject: FW: File Number: AM-01-20 1307 Haist St.
Attachments: Untitled document.pdf

From: Carole Laidman (via Google Docs) <[REDACTED]>
Sent: Thursday, July 30, 2020 7:38 AM
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: File Number: AM-01-20 1307 Haist St.

[REDACTED] has attached the following document:



Untitled document



Please find attached.

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because [REDACTED] shared a document with you from Google Docs.

Google

John and Carole Laidman
[REDACTED]
Fonthill, Ontario L0S 1E0

July 28, 2020

Community Planning and Development
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON, L0S 1E0

Attention: Nancy Bozzato, Town Clerk

Dear Nancy

I am writing on behalf of my husband John Laidman and myself, Carole Laidman in regards to the proposed Zoning By-Law Amendment for the property known as 1307 Haist St.

We purchased our home in May of 1999. We wanted a home in a quiet but growing community and have been very happy here for the past 21 years.

The home we chose is approximately 50 years old as are the majority on our street. All of the homes have fair sized property with deep front yards as well as wide side yards and deep back yards. There are well established trees lining the streets and properties providing a very eco friendly neighbourhood for the many birds and wildlife in our area.

Because this street was so well established we were sure there would never be any development that would threaten the beauty or serenity of this location. We purposely chose the old town because it was established unlike some of the rural properties we looked at. The rural properties in other areas no longer have fields behind or in front of them; instead there are large elaborate houses or townhouses. This is not something we wanted to live around.

There is a school down the street from our home which many children from neighbouring streets attend. They live around Haist Street but not on Haist. The children walk past our home daily and the street is busy before and after school with walkers. We also live in an area where there is a large number of walking residents and dog owners.

Many of the Haist Street residents are seniors, including John and I, and we are appreciative of the quiet neighborhood.

After reading the proposed Zoning By-Law changes, we find it very disturbing that the possibility of a townhouse unit could be built across the street from us. A townhouse would not conform to the rest of the street. Most homes have a 30'-50' front yard. The proposed townhouse has roughly 20' from the garage and the covered porches have 14'. The property is located on a

corner lot and I believe it would impede vision turning from Pancake Lane right on Haist St. The very fact that it is a townhouse when every property has a single dwelling home on it, again changes the look of the street completely. All of the beautiful trees on the property would also have to come down. The added vehicles from the dwellings, six in total with the possibility of 12 if spouses each have a car, would pose a problem for all the children going to school and for the high volume of traffic that Haist Street experiences already. Where will visitors park. There isn't parking allowed on the road and there certainly won't be parking available in each parking spot. The front yard setback is going to be a deterrent for the neighbour on the North side of the townhouse when they have to leave their home and pull out on the street with a covered porch obstructing the view and possibly a vehicle that is parked outside the garage.

I realize people are in need of housing but there is no transportation available in Pelham that would warrant the addition of three townhouse units with the possibility of making them into six dwelling units with six vehicles or more if one family has more than one vehicle. We do not have a bus system other than the Pelham bus that stays in this area. We are not close to a train station. A townhouse would be an eyesore on a street with older established dwellings. The property, unlike all others on the street, would be void of trees and squeezing these units on a property that has always been a single dwelling home just doesn't make sense at all. The property isn't deep enough off Haist to allow a townhouse to fit the general scheme of the street.

The most stressful thought is that a Zoning amendment, if passed, could set a precedent for other properties on this street. These are all large parcels of land that could become just another subdivision if people think they can build townhouses on the lots. There are streets and areas all around us that are accommodating townhouse units. They are already zoned for this type of dwelling. I'm sure the thought of making 4 or 5 hundred percent profit is a great incentive for the person that purchased this property but we just lived through almost two years of construction when the new sidewalks were put in and really don't want another year or two of construction to create mayhem again.

What is going to happen to the bike lanes on either side of the street. There are going to be two more additional driveways coming off the property and this too, will create a problem for bike riders and children traveling this street.

In conclusion; we are very, very much against the Zoning By-Law amendment and hope that you will consider the thoughts of long time residents when making a decision.

We would also appreciate notification of the decision made. I am emailing this letter and delivering a hard copy to the Town office.

Thank you in advance.

John and Carole Laidman

Shannon Larocque

From: Holly Willford
Sent: Thursday, July 30, 2020 10:13 AM
To: Shannon Larocque
Subject: FW: Notice of Public Meeting - File AM-01-20 RESPONSE/QUESTIONS

FYI



Holly Willford, B.A

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: hwillford@pelham.ca

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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From: [REDACTED] >
Sent: Thursday, July 30, 2020 7:01 AM
To: Holly Willford <HWillford@pelham.ca>
Subject: Notice of Public Meeting - File AM-01-20 RESPONSE/QUESTIONS

FROM: [REDACTED], Fonthill

Response to Notice of Public Meeting
[Monday August 10, 2020 at 4pm](#)

Re: File AM-01-20

Request for Zoning By-Law Amendment
[1307 Haist Street](#), Fonthill

We would like it NOTED for this public meeting that we are not in favour of this zoning by-law amendment. We live in a single dwelling neighbourhood and we feel that this would open the door to other properties requesting same by-law amendment if this was approved.

We are not sure why council would even entertain this as there is plenty of other building going on in Fonthill with a mix of homes. Why would you want to disrupt a well established neighbourhood of single family homes.

What exactly does "capable of having an accessory dwelling unit" mean?

Are these purchased or rental units?

There is no height dimension on the site plan? There is no dimension shown from building to the road?

Infrastructure in the Town is already maxed out with all the new building. How does Council intend to address this now and in the future?

Your consideration is appreciated. Please do not approve this Zoning By-Law Amendment.

John & Elizabeth
Sent from my iPad

Shannon Larocque

From: Nancy Bozzato
Sent: Wednesday, July 29, 2020 8:00 PM
To: Holly Willford; Barbara Wiens; Shannon Larocque
Subject: Fwd: Input in regards to 1307 Haist Street rezoning File Number AM-01-20

Sent from my iPhone

Begin forwarded message:

From: Michelle Gilbert <[REDACTED]>
Date: July 29, 2020 at 6:22:15 PM EDT
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: Input in regards to 1307 Haist Street rezoning File Number AM-01-20

Attention : Clerk of the Town of Pelham,

Hello we would like to submit our input in regards to the proposed Zoning By-law Amendment for the property located at 1307 Haist Street. We reside right next to the property in question at [REDACTED] and have major concerns about the rezoning of the property in order to accommodate the proposed building of the 3 Unit Townhouses with the potential for a secondary dwelling in each unit.

Our concerns are as follows:

- 1) These townhouses do not fit in with the established homes in our neighbourhood and will change the landscape of our neighbourhood. We do not feel that they coincide with the dynamics of our neighbourhood and its desirability as a community consisting of the majority of single family homes / bungalows.
- 2) We are very concerned that not only will there be 3 townhouses right next to us in a limited space but also the potential for additional dwellings which would mean that the 3 homes turn into 6 homes. We are worried about the clientele that may either rent from these owners (possibly AirBandB, transient people, etc).
- 3) Relative to this concern about a potential for 6 families living there, we are very concerned about parking concerns to accommodate all of those individuals that both would live in the dwellings, as well as those visiting the properties. Parking along Haist Street is already a concern for us who reside there and this would just augment the issue.
- 4) Due to the fact that this property is located on the corner of an intersection that is already extremely busy with people turning onto and off of Haist and Pancake Lane onto both of the streets. The speed of cars (despite the speed bump at Pancake Lane) turning onto Haist from

both corners at Pancake Lane and Haist street is already of concern and having additional driveways there will add to this issue.

5) We are very concerned with the proposed building obstructing our view when we are exiting our own driveway and the safety of those individuals walking down the sidewalk in front of our driveway as we exit. We would basically be right on top of the sidewalk when we would have full vision of who is walking in front of our driveway and also be delayed in noticing cars that are passing as we exited as well.

6) Finally, we are concerned about the impact that this rezoning and building of these townhouses will have on the value of our home for resale. It is our belief that this may reduce the amount of money that we would get for our home if we were to sell it and also would negatively effect the likelihood that buyers would choose to purchase our home.

In conclusion, we strongly oppose the rezoning of 1307 Haist Street and the building of the 3 townhouse units therein. Please accept our submission when considering your decision.

Michelle and Danny Gilbert

[REDACTED]

Shannon Larocque

From: clerks pelham
Sent: Thursday, July 30, 2020 10:27 AM
To: Shannon Larocque
Subject: FW: File Number AM-01-20

FYI



Holly Willford, B.A

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: hwillford@pelham.ca

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Patricia Rocco <[REDACTED]>
Sent: Wednesday, July 29, 2020 10:15 PM
To: clerks pelham <clerks@pelham.ca>
Subject: File Number AM-01-20

Attention: Town Clerk, Nancy J. Bozzato

The following is the text of a letter that I will be dropping off at the Town Hall tomorrow before noon.

Please pass on the contents of this letter prior to the meeting on Monday August 10, 2020 at 4:00 p.m.

July 29, 2020

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

Dear Ms. Bozzato

Re: Rezoning - File Number AM-01-20, 1307 Haist Street, Part of Lot 2 Concession 8

We are writing to you regarding the zoning of the property on 1307 Haist Street in Fonthill. The property stands on the opposite corner of our property on [REDACTED]. We have lived here for 34 years and one of us grew up in Ridgeville on Effingham Street.

We are very strongly opposed to the rezoning of this property, which is presently zoned for a single family dwelling. It is inappropriate for a variety of reasons, having an undo impact on safety, traffic, and community.

Rezoning will compromise the safety of children and adults. The safety of children should be of paramount concern. Students travel the route, past this property, to attend A.K Wigg Elementary School. Bike lanes and speed humps were installed on this route to make this street a more pedestrian and bike friendly street. A great deal of road work was done, and trees were cut down for this purpose some years ago. Rezoning for multiple units at this intersection helps to undo this work. Pelham prides itself as being bike friendly, but this type of planning by a developer demonstrates a lack of concern for the safety of those who walk, run or bike in the vicinity of this intersection.

Rezoning this property will result in traffic congestion at this intersection. Haist and Pancake is an irregular intersection. It speaks to the origins of Pelham, when Pancake was just a path for cattle. As previously mentioned, expensive and serious road work in recent years was carried out to create an environment on Haist that is conducive to walking, running and biking. Rezoning at this intersection is ill advised, since it signals the undoing of this work. Multiple units will result in many more vehicles in a concentrated area.

Rezoning will have a negative impact on our community. This request is signalling the reshaping of Pelham, and Fonthill in particular. There is no concern for the ecology of the community that exists, as single family homes. Some developers may argue that the apartment building up the street is justification for a variety of housing on Haist Street. Consider that this apartment building was built decades ago, and is on a very large footprint. It cannot be compared to what is being proposed at 1307 Haist.

Our quality of life will suffer if this property is rezoned. I am asking the Town Council to consider their own plans for this town. They should not be subject to the whims of developers whose only objective is to make money, regardless of the impact on homeowners and the community at large. As more people are working from home in the wake of the pandemic, there is already pressure being exerted from those in urban communities to relocate to Niagara. Development is necessary but it should be decided in terms of the existing community and the infrastructure that will be needed. We should not be subject to the plans of some whose sole concern is to turn a profit. We believe that this is the case with the property on 1307 Haist Street. It signals a dangerous trend and will not end with one property.

Sincerely yours

Patricia Rocco and Gregory Golob

[REDACTED]
Fonthill, Ontario
L0S 1E2

Shannon Larocque

From: Doug Howell <[REDACTED]>
Sent: Wednesday, August 12, 2020 10:24 AM
To: Shannon Larocque
Subject: Re: Notice

Hi Shannon,

Yes, that would be great.

Thank you,
Regards Doug

-----Original Message-----

From: Shannon Larocque
Sent: Wednesday, August 12, 2020 9:46 AM
To: Doug Howell
Cc: Jodi Legros
Subject: RE: Notice

Hi Doug,

The meeting on Monday was a public meeting for the purpose of receiving information only. A recommendation report will be considered by Council likely in September. Would you like me to add you to the list to be notified on Council's decision?

Best Regards,
Shannon

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-----Original Message-----

From: Jodi Legros
Sent: Wednesday, August 12, 2020 8:40 AM
To: Doug Howell <[REDACTED]>
Cc: Shannon Larocque <SLarocque@pelham.ca>
Subject: RE: Notice

Good Morning,

I am forwarding your request along to the Senior Planner for response.

In addition, you can view the public meeting here:
<https://www.youtube.com/watch?v=A98q6Rzg-Ss>

Regards,

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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-----Original Message-----

From: Doug Howell [mailto:]
Sent: Wednesday, August 12, 2020 8:22 AM
To: Jodi Legros <JLegros@pelham.ca>
Subject: Re: Notice

Hello,

Is it possible to learn the outcome of the meeting that took place on Monday 10-Aug.-20?

Thank you,
dh

-----Original Message-----

From: Jodi Legros
Sent: Tuesday, August 4, 2020 9:35 AM
To: Doug Howell
Subject: Notice

Good Morning,

I have attached Notice. We also have this available on our website here:
<http://www.pelham.ca/public-notice>

Any questions, please do not hesitate.

Regards,

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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-----Original Message-----

From: Doug Howell [mailto:[REDACTED]]
Sent: Monday, August 3, 2020 6:56 PM
To: Jodi Legros <JLegros@pelham.ca>
Subject: Re: File Number AM-05-20,

Hello,

The Director of Planning called me and said I could receive a copy of the notice and details sent to the residents within 400 feet.

That is the reason I requested it from you.

dh

-----Original Message-----

From: Jodi Legros
Sent: Monday, August 3, 2020 2:43 PM
To: Doug Howell
Subject: RE: File Number AM-05-20,

Greetings,

You can access the Notice of Public Meeting on the Town's website, located here: <http://www.pelham.ca/public-notices>

Regards,

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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-----Original Message-----

From: noreply@pelham.ca [mailto:noreply@pelham.ca] On Behalf Of Doug Howell
Sent: Wednesday, July 29, 2020 2:00 PM
To: Jodi Legros <JLegros@pelham.ca>
Subject: File Number AM-05-20,

Re: Application to amend by-law, 1307 Haist Street.

I live at [REDACTED] and respectfully request a copy of the notice sent to neighbours of 1307 Haist St. Thank you.

Origin:

<https://www.pelham.ca/en/business-and-development/planning-and-development.aspx>

This email was sent to you by Doug Howell <[REDACTED]> through <https://www.pelham.ca/>.

Shannon Larocque

From: Holly Willford
Sent: Wednesday, August 5, 2020 5:59 PM
To: Shannon Larocque
Cc: Curtis Thompson
Subject: Fwd: File #: AM-01-20 Subject Lands: 1307 Haist Street

FYI

Sent from my iPhone

Begin forwarded message:

From: Susan Martinson <[REDACTED]>
Date: August 5, 2020 at 4:23:55 PM EDT
To: Holly Willford <HWillford@pelham.ca>
Subject: File #: AM-01-20 Subject Lands: 1307 Haist Street

Hi Holly -

Thank you for your voicemail to me today. I'm sorry I wasn't able to call you before you left at 2:00pm.

I am unable to attend the zoom Public Meeting on Monday Aug 10th but it's important that Town Council knows that we are extremely against the application to amend the zoning by-law from R1 to RM1 for the file number and address listed in the subject line.

We strongly implore Council to keep "old" Fonthill zoning in tact. There are already too many developments with townhouses or big homes on postage stamp sized lots creating the urban sprawl feeling that is all too prevalent.

We are so much against urban sprawl taking over our town that we've done our part to upgrade the community in R1 zoning and keep with the tone, style and zoning of our neighbourhood. We too, could have tried to change zoning and make as much money off of our land as possible but decided that was not the way to increase the desirability of Fonthill and keep it a unique, lovely community.

Please keep Fonthill unique and stop the urban sprawl before it completely takes over what was once our unique and special little town.

Thank you,

Susan McLaughlin-Martinson