


September 30, 2020

Town of Pelham  
20 Pelham Square  
Fonthill, ON

Attention: Ms N. Bozzato, [nibozzato@pelham.ca](mailto:nibozzato@pelham.ca) - Clerk

cc: [mjunkin@pelham.ca](mailto:mjunkin@pelham.ca) - Mayor  
cc: [hwillford@pelham.ca](mailto:hwillford@pelham.ca) - Deputy Clerk  
cc: [cthompson@pelham.ca](mailto:cthompson@pelham.ca) - Planner  
cc: [bhildebrandt@pelham.ca](mailto:bhildebrandt@pelham.ca) - Ward 3 Councillor  
cc: [lhaun@pelham.ca](mailto:lhaun@pelham.ca) - Ward 3 Councillor

Re: Proposed Kunda Development  
File Numbers AM-02-2020 & 26T19-020-02  
Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905  


Dear Ms Bozzato,

I received your notification regarding the proposed development noted above. Thank you for the opportunity to offer input. My neighbours and I have concerns.

I oppose the change in residential designation from R1 to R2. This particular development borders an older subdivision with large lots built in the 1970s. Most residents on Stella Street have lived here for decades and have made large investments in their homes and have enjoyed the peace and privacy that comes with larger lots. Residents' long term quality of life should not be effected. I am asking that this be taken into consideration with the final plan. Also, the increase in density will have a greater impact on the environmentally sensitive area on this tract of land.

Furthermore, the increase in density will bring increased traffic which is a concern for students walking on Stella Street to go to Glynn A. Green School. Many people, including the elderly, walk Stella Street because it is a dead end street and it's safe to do so. It would make more sense to access the site from Port Robinson Road, behind Glynn A. Green. The north end of Stella Street is not meant to be a main thoroughfare. It should also be noted that cars have difficulty getting up Vera Street in the winter. No doubt, heavy trucks travelling in this area will be a major safety issue. Pelham Street has become increasingly busy over the last couple of years, and accessing it from Vera Street can be very challenging for a smaller vehicle, let alone construction trucks.

Regarding current and proposed roadways, when does the developer propose to create two roadways over the Steve Bauer Trail to connect his two developments? It appears from the

map, that residents were given, that there will only be one access to the construction site via the dead end street in between 3 and 7 Stella Street. Is that the plan? If so, there are major safety concerns regarding construction trucks going up and down a street that cannot withstand more than 5 tonnes per axle. If anyone parks on Stella Street, it will be very difficult for trucks to go by without safety concerns for residents. Has this been addressed? What is the plan?

The proposed plan that was presented by Upper Canada Planning & Engineering Ltd in 2018, on behalf of Sterling Realty, is quite different from the plan currently being proposed. Is there a reason why the plan has changed? Also, the residential designation from R1 to R2 was never mentioned at their presentation in 2018. Who is seeking this change?

I would also like to know the following:

- ⇒ How will dust be controlled?
- ⇒ Given that houses along Stella Street are older, how will vibration of heavy equipment and traffic be handled? Who will be responsible for cracks in foundations, if they occur? Will the current conditions of houses, fences and other property items be documented, so that any damage can be seen, acknowledged and the problem fixed at no cost to the owner(s) effected?
- ⇒ Will the grade of the current land be changed? If so, to what degree? What is the estimate of imported fill materials? Who will be monitoring this issue, so that drainage does not become a problem? I would like a copy of the finished drainage plan.
- ⇒ Have pedestrian and traffic issues been addressed? If so, how? Has a traffic study been done?
- ⇒ Residents would like to know the construction access plan. What is the plan?
- ⇒ What will be the hours of work? What days of the week?
- ⇒ When will this construction plan begin? What will be the sequence of events?
- ⇒ What is the proposed end date for this subdivision?

I can understand that “development” is inevitable, however, it should be thoughtful. All of us – the Town, the developer, the planner and us, as residents, have an obligation to future generations and the Town we leave for them. Addressing the debt that was created by the previous mayor and council should not force us into making decisions that impact the quality of life of our residents. People are moving to Fonthill because of its quaintness and spaces in between. Jamming as many houses into one area as possible with the hopes of making as much money as possible is very short sighted. Let’s make this a plan that the Town, the developer and the planner can be proud of and the residents can continue to enjoy the homes that they’ve invested in.

Sincerely,  
Lisa Erickson