

October 5, 2020

Town of Pelham
20 Pelham Square
Fonthill, ON

Attention: Ms N. Bozzato, nibozzato@pelham.ca - Clerk

cc: mjunkin@pelham.ca - Mayor
cc: hwillford@pelham.ca - Deputy Clerk
cc: cthompson@pelham.ca - Planner
cc: bhildebrandt@pelham.ca - Ward 3 Councillor
cc: 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
Roll #2732 030 020 22000

Dear Ms Bozzato,

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

We oppose the change in residential designation from R1 to R2. This particular development borders an older established 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. Smaller lots with increasingly large homes are not in keeping with the original vision of this subdivision. The eyesore of the development near the community centre is certainly not what the residents on Stella Street envisioned when they invested in their homes. We understand that development is inevitable, however it should be done with thoughtful reflection and consideration of existing subdivisions. We strongly believe that the R1 designation should be kept for developments West of the Steve Bauer Trail in keeping with the original vision for this area.

In Addition:

- 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, as well as the numerous people, including the elderly, who walk Stella Street because it is a dead end street and safe to do so. The north end of Stella Street is not meant to be a main thoroughfare. In addition, adding more cars to exit Vera onto South Pelham will heavily increase traffic onto the already overcrowding on that street.

- 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?
- 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. Why is this change being sought?
- How will dust/dirt 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? We 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 construction?
- Is there any green space/parkland being contemplated? If more homes are being added to the area, more green space/playground space will be needed. There is no mention of this in the plan.

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. Fonthill is a quaint, pleasant town with space and a rural feel. 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 then residents can continue to enjoy the homes that they have invested in.

Sincerely,
Barbara Arndt
Neil Stanley
7 Stella Street