

Curtis Thompson

From: Bill Heska [REDACTED]
Sent: September 18, 2020 11:11 AM
To: Curtis Thompson
Subject: RE: RE: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02RE: RE: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02RE: RE: Zoning By-law Amendment and Draft Plan of Subdivi

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Curtis,

Thank you, for your reply and after review I have several additional questions. I focused on how the north area of the new Kunda Park subdivision would be serviced, the south is tied into extending Kunda Park Blvd. services north.

1. Traffic Flow – one access from west of Stella and two off Station St. extension. Has the Active Transportation Committee reviewed the roadways crossing the Steve Bauer Trail?
2. Environmental- I have reviewed the reports prepared by UCC. The Functional Servicing report- water and sanitary sewer all the services are connected to the subdivisions to the east Forest Park and Saffron. The water does tie in to Stella St. as part of the loop system, but the primary supply comes from east. The Stormwater Management- stormwater drainage, channel and wet pond are all flowing east with major network is in Forest Park and then through Saffron development and east. Will the drainage ditch along the Steve Bauer Trail going south be upgraded- overgrown and poorly maintained? There will be no connection with the stormwater drainage along Stella St. which is in need of upgrade- corrugated steel pipe is near end of useful life.

Based on the above details will the Kunda Park Subdivision development be timed to start after the construction of Station St. extension all the services supplied through the Saffron and Forest Park subdivisions? It appears that the last subdivision to be serviced is requesting approval before Forest Park and Saffron are presented to Council for approval.

What is difference is in zoning R1(Residential 1) and site specific R2 (Residential 2)? How many additional units are permitted by rezoning?

Please confirm if the emails that I have sent to you on this subject will be included in the correspondence file for the Pubic Meeting on Oct. 13 or do I have to make a separate submission by Oct. 7, 2020?

Regards, Bill

From: Curtis Thompson [mailto:CThompson@pelham.ca]
Sent: September 16, 2020 12:24 PM
To: Bill Heska [REDACTED]
Subject: RE: RE: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02RE: RE: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02RE: RE: Zoning By-law Amendment and Draft Plan of Subdivi

Hi Bill,

Sorry for not replying, this email wasn't directed at me so I didn't expect to respond. My apologies.

Just to clarify, that PIC (Public Information Centre) that was conducted by UCC (Upper Canada Consultants) back in 2018 was exclusively dealing with the requirements for an EA (Environmental Assessment) to construct a road over the PSW (*Provincially Significant Wetland*). The developer has since revised the draft plan and is no longer proposing a road over the PSW. See below my responses to your comments (in red),

1. Traffic flow- The MAJOR concern was that there needed to be more than one road into the Subdivision. The suggestions were made to add roadway at NE corner out to Port Robinson Rd. (east of the school) or connect roadway over the protected area at SE. It appears both these options have been dropped. Why- Cost? Is a traffic study needed – absolutely!! Stella St. north is not designed or built to act as primary road to a subdivision. How will all the construction traffic access the area? How will emergency vehicles (fire, ambulance police) access the area? Vera and John St. both have a history of problems with traffic when winter storm conditions- ice and snow.
 - No street connection directly to Port Robinson Road (east of Glynn A. Green Elementary) was proposed due to the presence of significant archaeological resources. Thus, in an effort to avoid costly stage 4 archaeological work and preserve those cultural resources, the developer opted to leave that area outside of the draft plan of subdivision limits.
 - The Niagara Region and Town Engineering staff determined that a Traffic Impact Study was not warranted. These lands have been a designated *Greenfield* for considerable time which means they're expected to be developed in accordance with [Provincial policy](#).
 - Three (3) street connections are proposed for the lands north of the PSW, offering dispersed network connectivity. Only one (1) of which, would be via Stella Street.
2. Environmental Protected area-has now been documented and shown on map. Where will the storm water be collected- no Storm Water Collection Pond detailed?
 - See attached Functional Servicing Report and Stormwater Management Report
3. Zoning of the area- change from RI (Residential 1) to site specific R2 (Residential 2) and EP (Environmental Protection)- I am not sure if this change was documented at Jan. 2018 meeting. The primary reason to ask for change would be increase in housing units. 73 North + 11 South = Total 84.
 - The Zoning By-law Amendment is a separate, new 2020 [Planning Act](#) application we received with the modified draft plan of subdivision proposal.
 - The rezoning application was required by Town staff due to policy conflicts with the [PPS](#) (Provincial Policy Statement) and the 1974-2002 Consolidated Pelham Official Plan (which is what was in effect at the time the draft plan of subdivision application was made, and is the local policy document we must qualify the Kunda Park Ph.4 subdivision application against). Particularly at issue with the former proposal was a lack of housing variety. The proposed rezoning (file: AM-03-2020) seeks to address that policy concern by including permissions for the inclusion of one second dwelling unit per lot, (subject to regulations) in accordance with Provincial policies.
4. SAFETY School traffic- pedestrian and vehicle- there is access Glynn A. Green School is at the north end of Stella St. and many students travel along Stella St. How will the increase in vehicle traffic to the subdivision be controlled. How will school bus traffic be controlled in the area?
 - There are existing and proposed sidewalks. The DSBN offered no objections to the proposed subdivision.
5. Municipal services- where will the sanitary and storm sewers and water be supplied from? The storm sewers serving the Stella, John and Vera St. area inadequate and the corrugated steel pipes are at end of useful life. Is there adequate capacity or do major upgrades need to be installed to meet demand. How about other utilities- natural gas, hydro, etc.?
 - See attached. No objections were received from Enbridge Gas and NPE & Hydro One did not provide comments.

6. Park and/or playground area- there is nothing show in the draft plan. The access to the Bauer Trail was discussed- but has not been shown.
 - Access to the Steve Bauer Trail has been illustrated in three (3) places, (1) as a walkway connection at the end of Street E (near Kunda Park Bv) and (2) other public street connections which includes sidewalks.
 - A park is proposed within the Forest Park subdivision in close proximity to Kunda Park Phase (at the east corner of Street A & the Station Street extension).
7. Other issues- street parking, sidewalks, landscaping. Etc. need to be confirmed in site plan agreement.
 - These issues are dealt with as part of the conditions of *draft plan approval* where detailed engineering drawings are prepared for Council approval.

Hope this helps.
Best,



Curtis Thompson, B.URPI
Planner
Town of Pelham
T: 905-892-2607 x324 | E: cthompson@pelham.ca
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Bill Heska [REDACTED]
Sent: September 11, 2020 5:41 PM
To: 'A Guzowski' [REDACTED]
Cc: 'Agata Mancini' [REDACTED]; 'Karen Guzowski' [REDACTED]; 'Magdalena Woszczyna' [REDACTED]; 'Kiera Newman' [REDACTED]; 'michelle butler' [REDACTED]; 'Lisa Erickson' [REDACTED]; 'LinaRich Lianga' [REDACTED]; 'gary Stickles' [REDACTED]; 'melsyallen' [REDACTED]; 'smileysgirl26' [REDACTED]; 'Rob Cherney' [REDACTED]; '>; 'Bill & Pauline Oliver' [REDACTED]; '>; 'Janusz Woszczyna' [REDACTED]; '>; 'Barb Arndt' [REDACTED]; '>; Bob Hildebrandt [REDACTED]
<BHildebrandt@pelham.ca>; Lisa Haun <LHaun@pelham.ca>; Curtis Thompson <CThompson@pelham.ca>
Subject: RE: RE: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02RE: RE: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02RE: RE: Zoning By-law Amendment and Draft Plan of Subdivi

Hi Ann,

I am very interested in this Kunda Park Subdivision. It has been in the towns Planning Dept. since back in the early 2000's with slow progress and now is owned by Sterling Reality- John DeLisio (since 2016?). Back on Jan. 17, 2018 a Public Information Meeting was held at Fire Hall #1 at which Upper Canada Consultants presented on behalf of Sterling Reality three options for the development. Attached is the link to Voice of Pelham report on the meeting.

<https://thevoiceofpelham.ca/2018/01/26/kunda-road-extension-considered/>

Please note the meeting was held before the last election (Oct. 2018) and the new Council has probably had limited exposure (if any) to the project- it has been with the Town Planning Staff. I expect they will have many questions. I have phone call's into Curtis Thompson and Bob Hildebrand on the latest status of the project information. P.S. Bob just called me and has no information on the project.

My wife and I (have lived in area from almost 40 years) attended the meeting and there were 3 proposals- I have tried to find details on town's website but cannot find any history. I would like to see the summary of comments and concerns that were expressed at the meeting which UCC should have documented.

Based on my observations and comments I heard at the meeting the following are a summary:

1. Traffic flow- The MAJOR concern was that there needed to be more than one road into the Subdivision. The suggestions were made to add roadway at NE corner out to Port Robinson Rd. (east of the school) or connect roadway over the protected area at SE. It appears both these options have been dropped. Why- Cost? Is a traffic study needed – absolutely!! Stella St . north is not designed or built to act as primary road to a subdivision. How will all the construction traffic access the area? How will emergency vehicles (fire, ambulance police) access the area? Vera and John St. both have a history of problems with traffic when winter storm conditions- ice and snow.
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7. Other issues- street parking, sidewalks, landscaping. Etc. need to be confirmed in site plan agreement.

Above is a summary of information I have on the proposed Kunda Park Subdivision at this time. As you can see there are many issues that need to be addressed before the Town Planning Dept. can ask for Council approval.

We the residences need to voice our opinions.

Regards, Bill Heska

P. S. Note: I have copied Lisa, Bob & Curtis in on this email.

Curtis Thompson

From: Natalie Stickles [REDACTED]
Sent: September 13, 2020 10:27 AM
To: LinaRich Lianga
Cc: A Guzowski; Bill Heska; Agata Mancini; Karen Guzowski; Magdalena Woszczyna; [REDACTED]; Kiera Newman; michelle butler; Lisa Erickson; gary Stickles; melsyallen; smileysgirl26; Rob Cherney; Bill & Pauline Oliver; [REDACTED] Janusz Woszczyna; [REDACTED] Barb Arndt; [REDACTED] Bob Hildebrandt; Lisa Haun; Curtis Thompson; [REDACTED]
Subject: Re: Zoning By-law Amendment and Draft Plan of Subdivision File number AM-03-2020 & 26T19-020-02

Hi All,

Maybe a couple of us, who have time, can go door to door up the street and make everyone aware of the situation (with masks of course) and a petition to sign?

We could gather the remaining missing signatures to include in this email trail. Lisa, I copied Jill & Shawn Bukovac here if you want to add them to the list? They are at 34 Stella Street.

This will show a united front from the neighbourhood at this end as Craig suggested.

Lisa, thanks for reaching out to that other Fonthill resident - this is all valuable information for the meeting and I "feel" for everyone on that side of the street who potentially may have neighbours looking down on them.

We have that on our side & I'm sure Trish & Rob will agree it's not very private.

But I don't think you will stop the building - they have wanted to do since we moved here 24 years ago.

I think we need a focus and I believe this is to open up a 2nd entrance/exit so that there isn't a crazy amount of large construction trucks and traffic during the build which I am assuming will take a couple of years...

I think we are all knowledgeable enough to hold our own and address the issues on hand and fight to open up another entrance/exit.

We, Gary and I, tend to agree that we will just be throwing money away if we hire a third party planner.

Please take this statement below from one of the many emails with a grain of salt.

Here's an FYI ... our highest paid fire chief in Ontario is also now the top bylaw inspector. (I've never heard of that done anywhere.). He bought in and is a part owner of **The Voice** newspaper. Now the town controls what is published. No conflict there

Dave is pretty relentless when he digs his teeth into a story - we just have to give him all the facts.

I can write a media release for us. We can also go to the Pelham News and possibly the St. Catharines Standard (if there is some interest)

We should choose a person to speak to the media & at the zoom meeting on our behalf with all of these facts.

This person should be a home owner on the street for a number of years, have an extensive knowledge base and not be afraid to speak up against the Town Hall.

We need a fighter.

I nominate Bill Heska, Bill Oliver or Rob Cherney.

Any other nominations?

Cheers,
Natalie Stickles (Henry's person)

On Sep 12, 2020, at 7:19 PM, LinaRich Lianga [REDACTED] wrote:

Hi.

Here is the response from Craig Larmour. He is the former city planner for Pelham. He is the current planner for NOTL.

Hey Lina,

I won't likely have time to review all of the information prior to the meeting and our meetings in Niagara-on-the-Lake are on the same nights as Pelham's.

However, if you have the notice that the Town issued for the meeting please send it along and I will provide some speaking points.

What's most important right now is that as many people as possible "attend" the meeting and/or submit written correspondence objecting.

Craig

[Sent from Yahoo Mail for iPhone](#)

On Friday, September 11, 2020, 6:55 PM, A Guzowski [REDACTED] wrote:

Hi Bill,

Yes, I attended the meeting in question with Upper Canada Consultants, on January 17, 2018. I submitted my written comments by email. I have copies of the papers distributed by UCC to participants, including the three alternative proposals. I have attached photos of the three alternatives.

UCC subsequently issued a letter dated April 2, 2018, indicating that "Based on the evaluation of the alternatives, including feedback from Technical Agencies, First Nations and local residents, Alternative A was selected as the preferred alternative."

Alternative A connected Kunda Park Boulevard from the current north end to Stella Street, and allowed access to the subdivision via Stella St., John St. or Kunda Park Boulevard.

That is why I was surprised by the draft proposal currently being presented, as I had been under the impression that neither the developer nor the residents favored that alternative. From Curtis Thompson's email, I understand that "The owner ended up deciding to revise that former draft plan because Town Planning staff were not in a favourable position to recommend approval to Council because of various planning policy issues and lack of street connectivity". I do not

understand what that means exactly, so I don't know why the previous draft was rejected.

There was never any discussion about changing zoning from R1 to R2 at the 2018 meeting.

I do have contact information for UCC from the 2018 meeting and follow up letter, so if the Town cannot provide the comments from that meeting, I can contact UCC directly to try to obtain them.

Ann

Ann

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Bill Heska [REDACTED]
Date: 2020-09-11 5:41 PM (GMT-05:00)
To: 'A Guzowski' [REDACTED]
Cc: 'Agata Mancini' [REDACTED], 'Karen Guzowski' [REDACTED],
[REDACTED], 'Magdalena Woszczyna' [REDACTED],
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[REDACTED], 'Bob Hildebrandt' [REDACTED]
<BHildebrandt@pelham.ca>, 'Lisa Haun' <LHaun@pelham.ca>, 'Curtis Thompson' <CThompson@pelham.ca>
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Regards, Bill Heska

P. S. Note: I have copied LIsa, Bob & Curtis in on this email.

Curtis Thompson

From: Nancy Bozzato
Sent: September 10, 2020 9:54 AM
To: Barbara Wiens; Shannon Larocque; Curtis Thompson; [REDACTED]
Cc: Holly Willford; Sarah Leach
Subject: FW: Draft of Subdivision for File Numbers AM-03-2020 & 26T19-020-02
Attachments: PastedGraphic-1.pdf; 26T19-020-02_AM-03-2020 - Public Mtg Notice (signed).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Cherney;

Thank you for your correspondence on this file. I have forwarded a copy of your email, with attachments, to our Planning Department personnel responsible for this development application. We will include your email on the correspondence listing for the public meeting, which will then become part of the official record on the file.

Best regards,
Nancy



Nancy Bozzato, Dipl.M.M.

Town Clerk
Town of Pelham
T: 905-892-2607 x315 | E: njbozzato@pelham.ca
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

TOWN OF PELHAM CONFIDENTIALITY NOTICE

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From: Rob Cherney [REDACTED]
Sent: Wednesday, September 9, 2020 10:34 PM
To: Nancy Bozzato <NBozzato@pelham.ca>
Cc: Lisa Haun <LHaun@pelham.ca>; Bob Hildebrandt <BHildebrandt@pelham.ca>
Subject: Draft of Subdivision for File Numbers AM-03-2020 & 26T19-020-02

Nancy

(In copy Lisa Haun and Bob Hildebrandt)

In the subject line of this email, I hope the file number is correct. As you can see from the snap shot below, it looks to me that a 2 was changed to a 3.

I would like to give my input to the proposal attached. The concerns are for the entire proposed phases of the subdivisions including Street A, B, C, D and E. I assume this will be read at the meeting in October.

My wife and I have lived at 6 Stella street for the past 8 years (I have been a lifetime resident) and one of the things that sold us on living here is the same thing that everyone in the neighbourhood loves about this neighbourhood; the low traffic and peace and quiet. We love the area so much that we recently enlisted the professional help of an Architect to design and rebuild a home on this same property. As we would like to spend the rest of our time here.

We bought the house, knowing that in the past a proposal for a subdivision was turned down. In the back of our minds we always thought that this subdivision would be revived, in the future. Over the past week we noticed the proposal notices being posted in the area and our neighbours starting talking about this new proposal. One thing that I believe in, is advancement in our community. I believe that Fonhill can't be kept in the dark ages as it may have been in the past, things change, we need change.

When looking at this proposal from the developer, I see there will be major issues for myself and most whom live in our neighbourhood. The glaring issue is that there is only one entrance and exit to this proposed subdivision. Most neighbourhoods in Fonhill and surrounding towns and cities, have more than one entrance and exit to access most subdivisions. Stella streets infrastructure is average at best and I do not think the infrastructure such as the roads can handle the extra traffic..

Instead of saying that there shouldn't be any development, I propose that the council and town officials look at other alternatives for entering and exiting this new proposed neighbourhood (during construction and after when the subdivisions are finished). . See the two proposals that I have to improve this area and for town officials to seriously take into account and consideration before approving this proposal:

Proposal #1. Have the proposed entrance and exit to the proposed subdivision and add another entrance/exit in another location. I proposed for the lot number 47 on the north east side of the development be taken out of the subdivision plans. To the Far East of the Glynn A Green school yards but before the Steve Bauer Trail, there is a strip of land and on the plan it states it is additional land of the owner; turn this into a secondary entrance and exit. This just makes sense. At the end of that proposed entrance/exit, there is an already established, all way stop at the corner of Station street and Port Robinson Road. This will alleviate our concerns.

Proposal #2. Close the original proposed entrance/exit to the proposed subdivision, as this is right across from my house at 6 Stella Street. The owner/developer can then put two (2) lots back to back in this area. The entrance/exit that I proposed in the first proposal can then be the one and only entrance/exit that leads to the corner of Station street and Port Robinson. (Take out lot 47)

This neighbourhood and proposals' acceptance will have long lasting effects in a community that is used to safety, minor traffic and peace of mind.

I would also like to highlight another major concern. The traffic before and during construction will put a major strain on the neighbourhood. This will be a safety issue. Does the owner/developer and town have a plan for construction vehicles? There will be major construction traffic for a few years.

If all traffic will be travelling north along Stella to the entrance of the proposed development, how will that affect the street surface over time and the disruption of the peace of the residents along Stella street. There will be constant noise and dust and dirt.

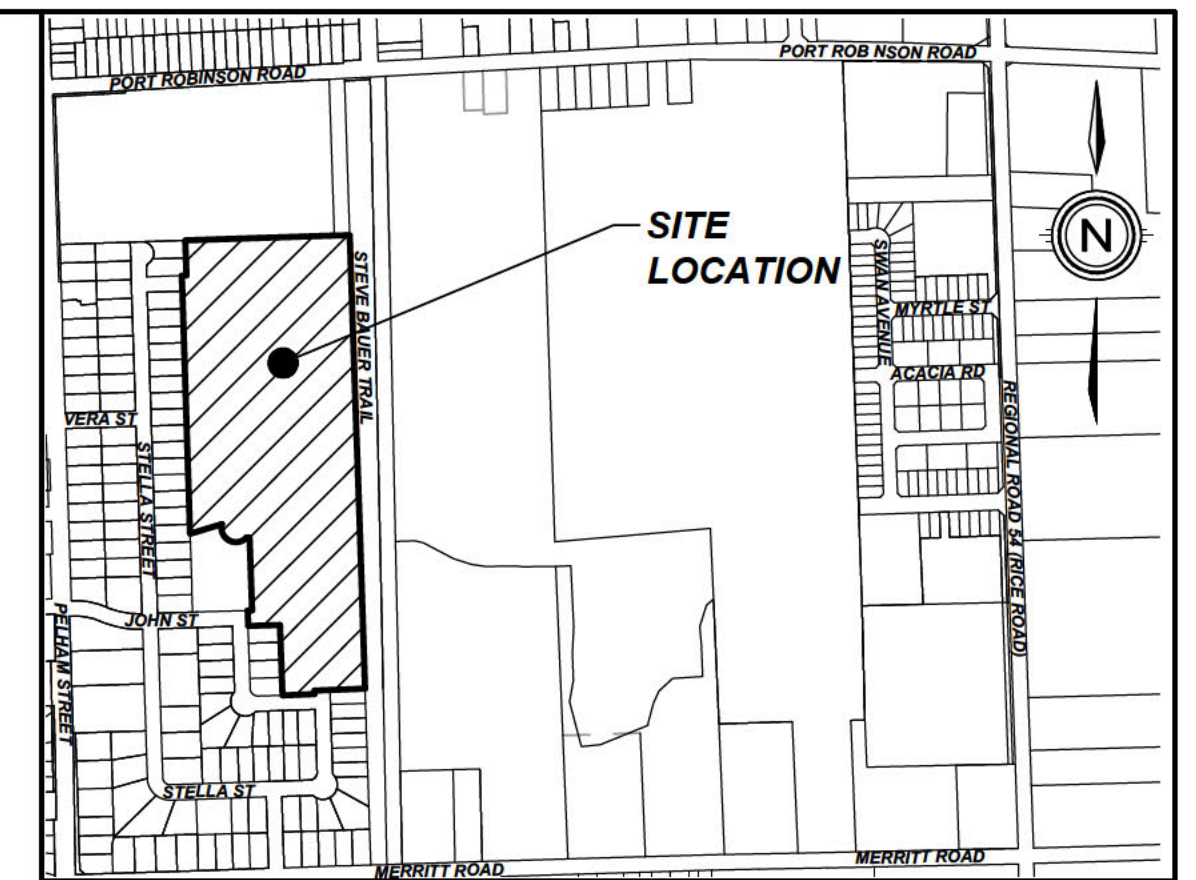
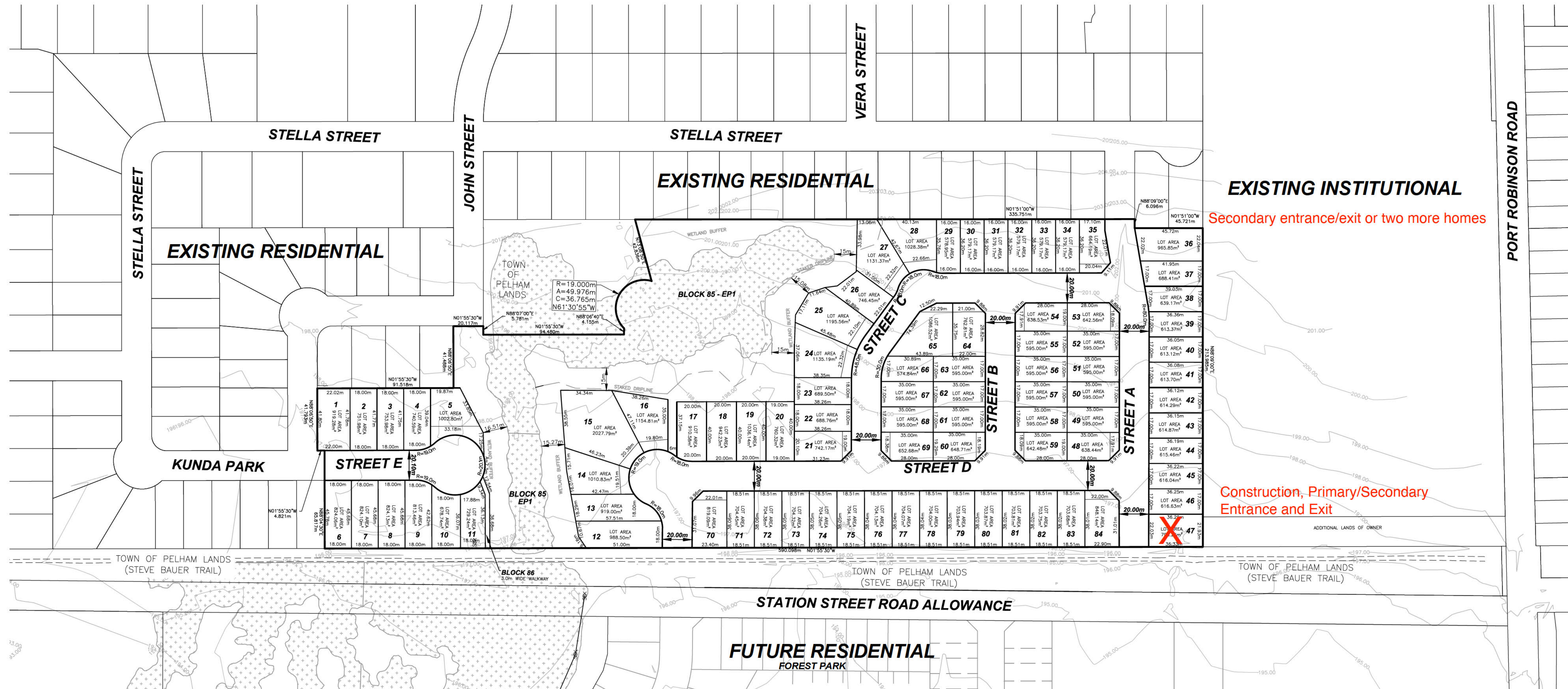
I would also like to make a proposal for the owner/developer and town to adopt during the initial phase of the subdivision and then carrying over to the second phase. I propose that the developer must create and use an access (which is land additional to the owner) parallel to the Steve Bauer Trail, that runs East of the school property and that connects to Port Robinson Road . This should be initiated during construction and even after the new subdivision is populated, until the second phase of the development east of the Steve Bauer Trail allows for the other 2 additional entrances/exits to be opened up.

At the end of Stella Street there are many, many families that drop off and pick their kids up from school. The traffic is a neighbourhood safety concern with only one entrance and exit especially during construction.

Please provide any studies and information that the owner of the land or the town has completed to show this areas' infrastructure can handle the added amount of traffic in our area and how the traffic flow will affect Stella street in general and from a safety stand point.

Please see attached marked up PDF.

KUNDA PARK PELHAM



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 173
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF PELHAM
FOR APPROVAL.

John D. Lino JANUARY 6, 2020
JOHN DELISIO, STERLING REALTY DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

William R. Mascoe FEBRUARY 18, 2020
KIRKUP-MASCOE-URE SURVEYING LTD. DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|-------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY SAND |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) FULL SERVICE |
| d) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN |

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-84	84	6.235	56.15
ENVIRONMENTAL PROTECTION 1	BLOCK 85		2.614	23.54
3.0m WIDE WALKWAY	BLOCK 86		0.014	0.13
ROADWAY			2.241	20.18
TOTAL	86	84	11.104	100.00
DEVELOPABLE AREA = 8.597ha DEVELOPABLE DENSITY = 9.77 units/ha				

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2020-04-30	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
KUNDA PARK DRAFT PLAN OF SUBDIVISION	DATE	APRIL 30, 2020
	PRINTED	APRIL 30, 2020
	SCALE	1:1000
	DWG No.	REV
1995-DP2	0	

DENSITY CALCULATIONS:

TOTAL REQUIRED DENSITY IS 50 PEOPLE PER GROSS HECTARE.

SINGLES - 2.76 PEOPLE TOTAL AREA in ha (EXCLUDING PROVINCIALY SIGNIFICANT WETLAND) = 8.490 ha
TOTAL NUMBER OF PEOPLE REQUIRED = 369.67 PEOPLE

PROPOSED: SINGLES- 2.76 PEOPLE X 84 UNITS = 231.84 PEOPLE
LIVE/WORK/EMPLOYMENT - 84 UNITS X 5% = 4.2 JOBS
TOTAL = 236.04 PERSONS AND JOBS
NO. OF PEOPLE/TOTAL AREA (ha) - 236.04/8.490 ha = 27.802 PERSONS & JOBS PER HECTARE

September 30, 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,

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

Curtis Thompson

From: Nancy Bozzato
Sent: September 16, 2020 9:25 AM
To: Shannon Larocque; Barbara Wiens; Curtis Thompson
Subject: FW: Public Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

From: Herb Theune [REDACTED]
Sent: Wednesday, September 16, 2020 8:58 AM
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: Public Meeting

RE: File # AM-03-2020 & 26T19-020-02

We are in agreement with and approve of the additional development of Kunda Park Blvd as outlined in the information mailed to us on September 4th, 2020.

If there are any changes to the plan or any new information, we would like to be kept current by mail.

Thank you,
Crid and Herb Theune
93 Kunda Park Blvd.
Fonthill, On.
L0S 1E7
[REDACTED]