

From: shellee.niznik
To: nibozzato@pleham.ca; [Holly Willford](#)
Subject: comments regarding file # A1/2021P
Date: Sunday, December 27, 2020 2:33:09 PM

I am providing comments regarding the application for an adjustment to the frontage permitted on lands - at 1150 Line Ave. part 3 , Part of lot 177 , former township of Thorold, now Pelham.

We are in opposition to the adjustment of Section 13.2 to reduce the minimum lot frontage to 9.75m. from 19 meters. (basically reducing the frontage in half!)

This would set the two homes that are proposed onto this deep lot too close to the road and create a misalignment with the other homes along that section of the road. It will also allow for the density of the lot to be increased to - a very small and overcrowded land use. I realize that this lot will be used for townhomes which will be fine, but also adding two independent homes on the property again is leading our town to another example of overcrowding and "Toronto like" density. Inserting townhomes into a community that is already surrounded by single dwelling homes is bound to happen and this lot, will be suitable for such a development. However, we don't need to cover every square foot of it with dwellings. Let's leave some green space and create a pleasing balance of homes, greenspace, parking availability and adequate roadway allowance.

Cutting the frontage of these lots in half ,will expose these homes to also receiving snow plough ruffage onto its windows as I'm sure both the new properties on Port Robinson, and the businesses along Highway 20 are experiencing. I know this as I lived on Highway 20 for over thirty years, and that snow is flung high onto the properties along its path.

Also, it is my hope that this Council, begin to retrieve the philosophy that we have a very special town that needs to balance our quaintness by preserving some green space, creating pleasing developments, while increasing our population. The over development and poor management of the properties the Prior Council approved is an example of how poor planning can greatly impact a negative result on the Town of Pelham and its' special and reputable uniqueness. Your Council now has the opportunity to stop the bleeding and overcrowding of both commercial and housing developments, through careful and cautious overviews of all new developments now before you. When you now drive through some of the newer developments, the poor planning is evident - mostly through lack of parking and access to the road. Cars are lined along the roadways, prohibiting two way traffic and parked cars jut out onto the sidewalks, causing issues for walking traffic. Privacy in yards has become nonexistent and all they see is a sea of fencing and minimal spacing for leisure use. Please stop permitting this to continue and become the status quo. Take back our yards, trees and open spaces to ensure we don't become another overcrowded and ugly bedroom community to the larger cities.

Sincerely,

Shellee and Harry Niznik
■ Bacon Lane
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