

TO: TOWN OF PELHAM
by Email: hwillford@pelham.ca

Dated June 30, 2020

FROM: Mr. Virgilio Battaglini
[REDACTED] Station Street,
Fonthill, ON

SUBMISSIONS FOR PUBLIC MEETING

Monday, July 12, 2021 at 5:30 PM

File no. OP-AM-03-303 & AM 11-2020

Subject Lands 1365 Station Street, Fonthill, ON

Virgilio Battaglini owns the home at [REDACTED] Station Street in Fonthill.

This property is adjacent to 1365 Station Street which is the subject of an application to re-zone the property to permit the development of a 4 storey apartment dwelling.

Mr. Battaglini objects to the development of 1365 Station Street in this way as such a tall building containing 18 units will greatly increase population density right next to his home. There will be no privacy and living conditions will change drastically. The quality of Mr. Battaglini's life will be significantly and negatively impacted by such a densely populated and tall building right next to him.

When Mr. Battaglini sold 1365 Station Street in 2005, a restrictive covenant was registered on title to the property as instrument number SN103611.

This covenant reads as follows:

"As part of the consideration herein, the Transferee(s) covenant and agree to assume the burden of, and to comply with, the following covenants, the burden of which shall run with the land as follows:

1. The Transferee(s) covenants and agrees that there will be no duplex, triplex or fourplex or multi unit building constructed on this property and there will not be built anything other than one one-storey single family dwelling or a road on this property."

This covenant is still registered on title to this property.

In summary, Mr. Battaglini requests that the restrictive covenant be complied with and that a one-storey single family dwelling or a road be constructed on this property and not a multi unit building.