

**From:** [REDACTED]  
**To:** [clerks pelham](#)  
**Cc:** [Wayne Olson](#)  
**Subject:** Development Charges Proposal  
**Date:** Wednesday, January 26, 2022 3:26:31 PM  
**Attachments:** [OFA-Submission-EBR-019-1406-April-14-2020 - No.1.pdf](#)  
[By-laws No.2.pdf](#)  
[Development Charges Act No3.pdf](#)  
[Farm Building Code definitions No.4.pdf](#)  
[T.O.P. Development Charges Update \(003\).docx](#)

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Good Afternoon:

Please find the attached letter in the WORD document and other attachments in the attached email.

This is a response from the Pelham Greenhouse Growers Group to the proposed Development Charges for the Town of Pelham. The town has lumped both hoop houses and greenhouses under one By-law. Although this response is to greenhouses being designated as agricultural and any services the town may have to provide for them, there are definitely no more services required from the town for the use of hoop houses than there are for other horticultural crops grown in the outdoors. The town has to either separate greenhouses from hoop houses or exempt both greenhouses and hoop houses from development charges.

I would also like to add the following comment.

Because greenhouses are unique structures that have a number of significant differences from conventional buildings, building and fire codes treat large greenhouses differently than other large buildings. Many considerations for buildings are simply not practical when applied to greenhouses, so they should get different considerations from buildings for DC's too.

I am open to a discussion with our group at anytime.

Sincerely,

John Langendoen

Willowbrook Nurseries