

Shannon Larocque

From: Alan Morgan [REDACTED]
Sent: Wednesday, May 25, 2022 4:54 PM
To: Shannon Larocque
Subject: Re: 15 Highway 20 west requested amendments

Sure that would be nice. Twenty and Pelham roads are narrow and busy already. A few thousand more residents will make it that even busier. You can't make a left out of Shoppers Drug Store at all. There is never a break in traffic. 40 more cars and visitors across the street will add to that congestion.

Thanks

On Wed, May 25, 2022 at 1:50 PM Shannon Larocque <SLarocque@pelham.ca> wrote:

Hi Alan,

Did you want me to include your email questions/comments in the information report to Council?

Best Regards,

Shannon



Shannon Larocque, MCIP, RPP.

Senior Planner

Town of Pelham

D: 905-980-6661 | E: slarocque@pelham.ca

T: 905-892-2607 x319

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Alan Morgan [REDACTED]
Sent: Wednesday, May 25, 2022 12:58 PM

To: Shannon Larocque <SLarocque@pelham.ca>

Subject: Re: 15 Highway 20 west requested amendments

Shannon

Thanks for the reply. The region staff need to see how busy this road is with the growth in houses, retail and the hockey arena. With a car stopped to make a left turn into this building it will back traffic up even more. Traffic now is backed up the hill and as I said making a left onto Pelham north is a long wait. For the region to not do any studies and make conclusions without data is irresponsible.

I'll be asking councillors to require studies if they want the votes

Thanks

On Wed, May 25, 2022 at 9:30 AM Shannon Larocque <SLarocque@pelham.ca> wrote:

Hi Alan,

I have attached the drawing set for your information. The sidewalk will be the same width as what exists along this portion of Highway 20 and the proposed road widening is shown on the site plan in pink. No centre turning lane or stop light is proposed. The Region has provided comments on the applications since Highway 20 is a Regional road and Regional staff do not feel these things are required. Similarly, the Region did not feel a traffic study was warranted and so no mitigation measures are required or proposed.

It is important to note that this property already has zoning and site plan approval for a mixed use building consisting of 3 ground floor commercial units and 14 apartment dwellings above dating from 2013. The current applications propose a residential apartment dwelling consisting of 24 units. The traffic generated is expected to be the same or less with the commercial units being eliminated.

If you have any further questions, please feel free to contact me.

Best Regards,
Shannon



Shannon Larocque, MCIP. RPP.

Senior Planner

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From: Alan Morgan [REDACTED]
Sent: Friday, May 20, 2022 11:17 AM
To: Shannon Larocque <SLarocque@pelham.ca>
Subject: 15 Highway 20 west requested amendments

Shannon

I can't seem to find any drawing that shows the sidewalk width in front of the building or where the proposed road widening would be. Is there a centre turn out lane proposed for eastbound cars going into the building? Is there a stop light proposed to allow for a smooth flow of traffic on highway twenty?

Highway twenty coming through the town is busy. Cars are waiting five minutes to make a west turn out of the retail strip mall across the street already. With an eastbound apartment dweller making a left into this building traffic will be stopped until a break in westbound traffic occurs. It's already a long wait at the traffic light to make a left onto north Pelham road after two pm on most days. Was any traffic study done by the applicant that shows these issues? Is the applicant suggesting any mitigating measures?

Thanks

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