

Shannon Larocque

From: brad gautreau [REDACTED]
Sent: Sunday, March 13, 2022 9:25 PM
To: Barbara Wiens
Cc: Shannon Larocque
Subject: Re: Tanner Extension Draft Plan of Subdivision

Follow Up Flag: Follow up
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Hello Shannon Larocque;

I am writing in response to the public notice, regarding “Tanner Street expansion” proposal: Draft Plan of Subdivision

As a resident of Willson Crossing, FontHill & Township of Pelham, my comments are both specific & general.

My previous investigations found historical “studies” have been done regarding any future development within the Lot 177, Planning area.

Quite a bit of time, money and thought was put into the proposed options A to E.

Again, my understanding is that planning staff position was to put forward a recommendation to council supporting option “E”. Which was approved by previous council.

The options, on my review, took into consideration future densities, road allowances and a long awaited community park: Within the remainder of lot 177.

My opinion & recognized by staff, the proposed extension of Tanner, 11 Lots etc. does not fit into any of the proposed options A-E.

The proposed development is not consistent with the preferred option for development in this area.

The proposed development **would further stymie the ability to have land allowance for a community park.** Quite simply where would it go & who would pay for it?

In previous conversations with Pelham staff it was my understanding that “any future development within Lot 177, would happen on a land consolidation basis” (understood as best case scenario).

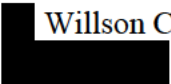
That would enable the implementation of not only the community park, but the required Provincial ”places to grow density recommendations”, within the in-place. Pelham secondary Plan.

I need not get into the importance of a community park. That has been discussed and detailed in the historical background.

Lot 177 development area, needs a community park. Any development impeding that eventual outcome should be avoided.

I can be reached for comments or questions.

Regards Brad & Donna Gautreau

 Willson Crossing, Fonthill