

May 22, 2023

Sarah Leach, BA
Deputy Clerk/Secretary-Treasurer
Committee of Adjustment
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON L0S 1E0

File Number: **B10/2022P**
Subject Lands: **105 Welland Road, Pelham**
Legal Description: **Part of Lot 1, Concession 10**

Re. Comments to Committee of Adjustment on the Application

I am writing to oppose this application to convey 3,893.15 square metres of land (Part 2) of the subject lands located at 105 Welland Road, Pelham, in order to create a new lot for future residential development.

My comments are based on the 'DRAFT' site plan that was presented at the Town of Pelham's January 16 Public Meeting, and the following clauses from the Town of Pelham's Official Plan: Section D5, 'Subdivision of Land', Subsection D5.2, 'New Lots By Consent', and Part A, Subsections A2, 'Goals and Objectives', Subsection 2.3, 'Urban Character'.

Section D5, 'Subdivision of Land'

Subsection D5.2, 'New Lots By Consent'

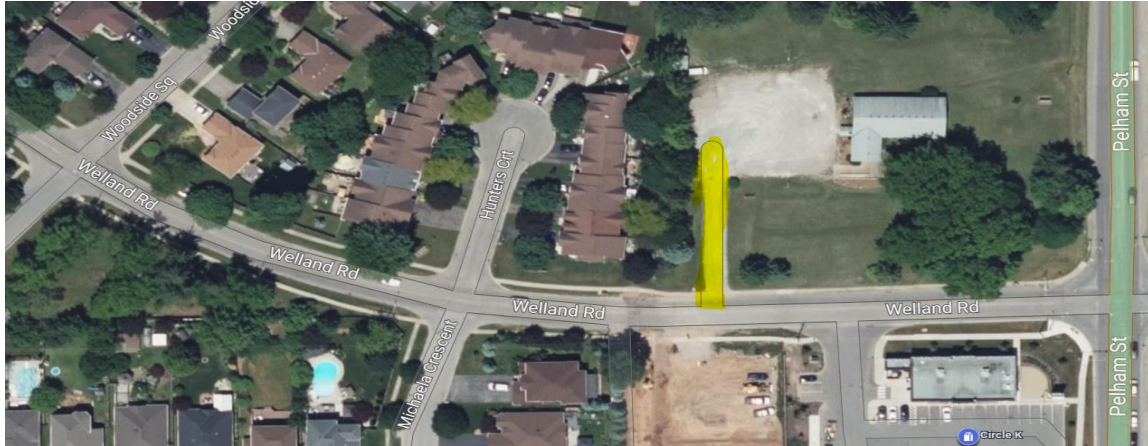
D5.2.1, 'General Criteria':

b) Will not cause a traffic hazard as a result of its location on a curve or a hill;

- The current proposal to include an east bound Welland Road left hand turn lane at South Pelham is a disaster waiting to happen. The Region's plans for reconstruction of Quaker Road don't include plans for a west bound left hand turn lane at South Pelham, Therefore, west bound traffic on Quaker would have to jog at the intersection to avoid running into the Welland Road left hand turn lane. This is a very dangerous design and likely the only one of its kind in Niagara Region.
- Trying to squeeze in a left hand turn lane on Welland Road would create 3 very narrow lanes that in the best of times would be dangerous but in winter would be useless unless the Town can remove every speck of snow from the roadway.
- The limited front yard setback of the proposed building, as shown on the 'DRAFT' site plan at the January 16 Public Meeting, could create a public safety hazard to

the driving public on Welland Road due to reduced sight line visibility. Why exacerbate an existing problem?

- With the creation of the ingress/egress for the driveway of this new lot, there will be a total of six (6) points of ingress/egress onto Welland Road, within a very short distance of each other, which could cause a public safety/traffic hazard (see map below).



c) Is in keeping with the intent of relevant provisions and performance standards of the Zoning By-law;

- Based on information presented at the January 16, 2023 Public Meeting, the developer was seeking input on a rezoning application for this new lot from Institutional to Residential Multiple 2 (RM2) to permit the construction of a six (6) storey apartment dwelling containing 48 units, if approved.
- The Town of Pelham's Zoning By-law for an RM2 development permits a building to be constructed with a maximum height of 15 metres (50 feet), which is equivalent to five (5) storeys.
- I am concerned that this increase in height will negatively impact on the privacy and enjoyment on the rear yards of neighbouring properties.
- *As a result, this is not in keeping with the intent of this provision of the Zoning By-law.*

e) Will not have a negative impact on the drainage patterns in the area;

- Based on information presented at the January 16, 2023 Public Meeting, the developer failed to demonstrate that the construction of the proposed residential development on this lot would not adversely impact the drainage patterns in this area.
- There was no provision shown in the 'DRAFT' site plan for the development to control the significant increase in stormwater runoff to adjacent residential properties.
- As residents, we are aware of the high-water table located within this area of the Town, which could further exacerbate any drainage issues associated with this development.

- Does the Town have any plans to upgrade stormwater systems in this area, in particular Welland Road, to accommodate further development of this area?
- *Therefore, based on the foregoing, I have significant concerns that the development of this lot could negatively impact the drainage patterns in the area.*

Town of Pelham's Official Plan, Section A2, 'Goals and Objectives'

As part of the deliberations by the Committee of Adjustment on this application, I request the Committee consider the policy statements, as outlined in Part A of the Official Plan, in particular, Section A2, 'Goals and Objectives', and further policies, as outlined in Subsection A2.3, 'Urban Character', which are highlighted below:

A2.3 Urban Character

A2.3.1 Goal

It is the goal of this Plan to protect and enhance the character of the existing Urban Areas.

A2.3.2 Objectives

- To maintain and enhance the Urban Areas as diverse, livable, safe, accessible and attractive communities.
 - To respect the character of existing development and ensure that all applications for development are physically compatible with the character of the surrounding neighbourhood.
 - To maintain and enhance the character and stability of existing and well established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.
- All of the residential properties located in this neighbourhood are zoned either R1 or R2.
 - *As a result, I feel the creation of this lot for an RM2 development would not be in compliance with Section A2.3, 'Urban Character', of Town of Pelham's Official Plan.*

I would request that the concerns noted above be given favourable consideration by the Committee of Adjustment during its review of this application.

Sincerely,

Murray and Helen Downie

■ Michaela Crescent

Fonthill, Ontario