

July 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: **A16/2023P**

Subject Lands: **105 Welland Road, Pelham**

Legal Description: **Part of Lot 1, Concession 10 (part 2 on sketch)**

Re. Comments to Committee of Adjustment on the Application

We are writing to oppose this application for relief/permissions concerning the subject lands. Specifically; as shown in the following, the extent of the relief applied for are not of a minor nature and in fact are of a very significant nature with requested variances in the range of 40% to 66% from the by-law requirements. The magnitude of the required variances confirms our belief that this proposed development is not appropriate for 105 Welland Road.

Section 4.1.4.8 “Parking Area Location on Lot: Apartment Dwelling” – to permit a parking area in a front yard 3.0m to a street line and 1.9m to a side or rear lot line (westerly lot line), whereas the minimum setback required is 7.5m to a street line and 3.0m to a side or rear lot line;

This represents a 60% reduction in the front yard setback and a 37% reduction in the side or rear setback.

Section 4.3.1(a) “Minimum Bicycle Parking Requirements” – to permit a minimum bicycle parking ratio of 0.25 short-term bicycle parking spaces per unit (12 spaces) whereas the by-law requires a minimum of 0.8 short-term bicycle parking spaces per unit (35 spaces);

This represents a 65% reduction in the number of bicycle parking spaces required by the By-law.

Section 9.2.3 “Minimum Lot Area” – to permit a minimum lot area of 80 m² per dwelling unit whereas the by-law requires a minimum lot area of 150 m² per dwelling unit;

This represents a 47% reduction in the lot area per dwelling unit required by the by-law.

Section 9.2.3 “Minimum Side Yard” – to permit a minimum side yard setback of 3m to the easterly lot line whereas the by-law requires a minimum side yard setback of 6m;

This represents a 50% reduction in the side yard setback required by the by-law.

Section 9.2.3 “Maximum Building Height” – to permit a maximum building height of 21.0m whereas the by-law permits a maximum building height of 15m.

This represents a 40% increase in the maximum building height allowed by the by-law.

We understand that approval of minor variances is often necessary to get things built, but these major variance requests should not be approved. If these major variances are permitted, why even bother with a Zoning By-law. Zoning By-laws exist to control development and maintain standards within neighbourhoods and should not be tossed aside to the detriment of the existing community.

Murray and Helen Downie
■ Michaela Crescent
Fonthill, Ontario