

April 1, 2024

Dear Council,

We the tenants of 82-90 Canboro Rd, Fonthill are writing to ask you to reconsider the applications for Draft Plan of Subdivision and Zoning By-law Amendment received for the property located at **Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 & 13 Registered Plan 717 and Part of Lot 167, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara.**

The official Town Plan states in **A2.2.2** To prioritize residential development applications occurring in the Urban Areas, where full municipal services and other community facilities exist and to provide housing that is affordable to the community.

This property IS affordable housing for its 13 residents, 6 of which are seniors. We expect Pelham to uphold the Official Town Plan to prioritize affordable housing by maintaining crucial affordable housing complexes like 82-90 Canboro rd.

The plan to build single family homes rescinds Pelhams promise to the community. The residents of Pelham deserve affordable housing, access to greenspace and established walking routes.

Collectively, we have lived at this location for over 17 years. Construction and or demolition on and around this property will destroy its biodiverse and established plants and animals and displace established and loved members of this community.

The world is in crisis and recognizing the humanity of the people around you is essential. You can make socially and ecologically appropriate changes that help us all for the better in the long run and don't just line someone's pockets. Changes start at the local level, make the better choice now.

We have included sections of the town's Official Plan that we believe deserve careful consideration in weighing this decision. Please see section 1.

We implore you to think of all our futures.

Residents of 82-90 Canboro,

Steph, Anne, Peter, Connie, Esther and Jim

## Section 1.

**A1 THE COMMUNITY VISION** The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, rural lifestyle and heritage features and to do so in a way that has a positive impact on the quality of life and health for the citizens who live and work in Pelham. The Official Plan is the primary planning document that will direct the actions of the Town and shape growth and development and on this basis, this Plan establishes a vision for the future land use structure of the Town. The Town has a number of significant environmental and topographical features that contribute to the 'sense of place' felt by many of the Town's residents. These features include the Niagara Escarpment, rivers and streams, smaller woodlots and wetland areas that support diverse wildlife and plant communities. The protection of these attributes is a key underlying principle in this Official Plan. The agricultural areas of the Town, particularly the specialty croplands, are also considered to be an important component of what makes up the character of the community. These areas shall be protected for future agricultural use so that they can continue to preserve the Town's character and serve an important role in the regional economy. Pelham is an identifiable and preferred settlement area in the Region of Niagara. According to Regional growth projections, it is anticipated that the population of the Town will increase by about 7,600 people in the next twenty years. Under this Official Plan, the majority of this growth will be directed to the two urban settlements of Fonthill and Fenwick. It is also the intent of this Plan to protect natural systems, maintain the rural pattern of large land holdings and protect a rural landscape dominated by open fields, woodlands and productive agricultural land. The new Official Plan assumes that the quality of life now enjoyed by the Town's residents can be maintained and enhanced if the Town's distinct urban and rural character is maintained and enhanced. However, change is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Town

**GOAL,** It is a goal of this Plan to maintain, enhance or restore ecosystem health and integrity

**2.2.2 Objectives** • To prioritize residential development applications occurring in the Urban Areas, where full municipal services and other community facilities exist. • To provide for housing that is affordable to the community.

A2.3.1 Goal It is a goal of this Plan to protect and enhance the character of the existing Urban Areas.

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.
- To ensure that new development areas are integrated into the fabric of the existing community in conformity with approved Secondary Plans.
- To encourage the development of neighbourhoods which are compact, pedestrianfriendly and provide a mix of housing type

#### A2.4.2 Objectives

To promote active transportation and the use of open space to encourage tourism and to attract residents seeking an active recreational community as a lifestyle or retirement choice.

#### A2.5.2

- To maintain existing infrastructure and services in a manner that is cost effective and contributes to the quality of life of citizens.
- To establish a street pattern that provides appropriate and easy access to residents throughout the Town and which is integrated with existing public roads and open space wherever possible. To work with the aggregate industry and encourage operational mineral aggregate sites that are compatible with and respectful of the greater community and natural features and functions.

#### A2.7.2 Objectives

To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made.

- To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
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## A5.5 INTENSIFICATION CORRIDORS

This Plan contains urban design guidelines specifically for these areas not only in the interest of better utilizing land and buildings but to do so in a way that creates a high quality urban environment that provides diversity in housing and commerce.

### B1.1.3 Residential Intensification

c) Residential intensification and redevelopment proposals located on lands which abut local roads shall maintain the unit density and unit type of the surrounding neighbourhood, but may through a Zoning By-law Amendment, increase the unit density by up to 25% of the existing gross density of lands located within 300 metres of the site, provided the resultant development will be characterized by quality design and landscaping, suitable building setbacks, and further that parking areas and traffic movements will not negatively impact the surrounding neighbourhood from the perspectives of safety or neighbourhood character;

f) The provision of affordable housing in intensification areas will be encouraged; and,

B1.1.11.4 Residential Policies Development proposals shall provide for a mix of dwelling unit types to assist in ensuring an affordable housing supply can be accommodated. Housing types will be located in such a manner as to enhance the physical and living environments of the neighbourhood.

### B1.2.4 Development Policies

B1.1.12 Rental Conversion The Town will support the Region in discouraging the conversion of rental accommodation to condominium ownership where the vacancy rate is less than 3% and the ownership being provided is not considered to be affordable.

#### B1.2.4.1 Residential and Mixed Use Intensification

c) At least 50% of the dwellings to be constructed in the Downtowns should be affordable to low and moderate income households;

B2.2.7 The Canboro Road Corridor The Canboro Road corridor is an important transportation linkage between Downtown Fenwick and Fonthill and is considered to be an area of significant potential for enhancement as a rural promenade characterized by public parks and spaces geared to pedestrians and cyclists, as well as the promotion of agricultural based tourism and accessory commercial uses. In an effort to encourage and foster land use that contributes to the identity of a promenade, the Zoning By-law may establish site-specific provisions for agricultural-related and secondary uses along this corridor. In addition, the Canboro Road corridor between Fenwick and Fonthill shall be defined as a

Community Improvement Plan study area should Council wish to use the provisions of a Community Improvement Plan to foster and enhance this area as a promenade and tourist destination. In undertaking any study or preparing any Community Improvement Plan for this corridor, Council recognizes that this area is located within an area of high aquifer vulnerability and the policies in this Plan with respect to such features will be considered in the assessment of any Planning Act approval.

**B3.2.4.1 General Conditions for Development and Site Alteration** Given the sensitive nature of features within the Environmental Protection One designation, applications for new development and site alteration in this designation are anticipated to be very limited. However, where development of uses listed in Policy B3.2.3 is proposed, the proponent shall prepare an Environmental Impact Study (EIS) to the satisfaction of the Region in consultation with the Town and NPCA. Nothing in this Section is intended to limit the ability of existing agricultural uses to continue on lands that are designated Environmental Protection One. Development and site alteration shall not be permitted within the habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements. The Town and Region will confirm how these Provincial requirements may be addressed with the Ministry of Natural Resources.

**C3.1 GEOLOGICAL ORIGIN AND SIGNIFICANCE** The Fonthill Kame-Delta is a Provincially Significant Earth-Science Area of Natural and Scientific Interest (ANSI). The Kame-Delta is a unique glacial landform composed of sand and gravel left by retreating Wisconsin glaciers. The Fonthill Kame-Delta ANSI is one of the most prominent landforms on the Niagara Peninsula and is characterized as having the highest elevation in Niagara Region at 290 masl. This creates a very unique microclimate that is supportive of the production of tender fruits. The Fonthill Kame-Delta ANSI captures the best representation of five identifiable geomorphic themes that make up the landform and which serve to demonstrate the sequence of post-glacial events. The Fonthill Kame-Delta ANSI is identified on Schedule B to this Plan. **C3.2 OBJECTIVE** The Town places a high priority on the protection and/or maintenance of the Fonthill Kame-Delta ANSI, given the significance and uniqueness of the landform feature. On this basis, the Town will work with public and private sector stakeholders in efforts to secure lands that comprise the Fonthill Kame-Delta ANSI to ensure long-term protection of the feature through public ownership or conservation easements.

**D4.2.2.3 Designation under the Ontario Heritage Act** Council may by law designate cultural heritage resources, such as individual properties and conservation districts

based on the criteria set out in Ontario Regulation 9/06, established under the Ontario Heritage Act and the policies of this section. Prior to the passage of such a by-law, Council shall be satisfied that: a) The building or property is strongly associated with the life of a person who played an integral role in the development of the Town and/or is well-known locally, nationally or internationally; b) The building or property is the location of, or is associated in a significant way, with a significant local, national or international event; c) The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect; d) The building or property is considered to be an easily recognizable landmark in the Town and contributes to the character of the community; or, e) The neighbourhood contains a collection of buildings and properties described in Sections a), b), c) and d) above and which collectively contribute to the character of the Town.