

From: [MBT](#)
To: [Sarah Leach](#)
Subject: Regarding File # 26T19-02-2021 & AM-01-2024
Date: Monday, April 1, 2024 3:19:14 PM

Good morning, Sarah,

Please find below my comments concerning the proposed changes to the development noted as "North Side of Port Robinson Road, East of Station Street"

First of all, having responded to other notices requesting input, we are quite confident that no feedback has any possibility of altering what will happen on any development lands in Fonthill. This was reinforced when I received a reply from the then-recipient to a submitted comment, that was about 1.5 pages long, telling me why my opinions and concerns were wrong. Nevertheless, I will submit these comments.

When we purchased our home on College Street in 1996, we contacted the town planner of that day, asking about the vacant lands east and north of the property we were considering. They lied to us about the purpose of those lands. We learned of that lie within 6 months of moving in. At no time during our interactions with the Town on any subject, did the fact that this part of town was slated for extreme densification ever mentioned by anyone; not by councillors with whom we interacted about what could be related matters, not in the local paper in those days. In fact, not until a town resident was permitted to submit a lengthy letter-to-the-editor of then-Voice of Pelham, in which he exposed the plan to add between 6000 and 11000 new homes to our village over a fairly short number of years, did that fact ever come to light to anyone with whom we had interaction. We have interacted with many these nearly 30 years. That was the strongest indication that what the Town had planned would proceed regardless of any opposition from we who invested in our homes here.

We had moved here specifically because it was a small town, with small town amenities and small town development. We did not want a suburban environment nor its 'benefits'. Had we been informed when we made inquiries, we would not have looked here; had we been informed or had the information been made public prior to that letter to the editor, we would have left. But, the information was not given, and here we are, increasingly surrounded by high-density developments that have increased the demands on our roads and infrastructure, increased the noise and busy-ness, and decreased the ability to have a quiet walk or afternoon in our own neighbourhood.

Since the Town accepted the instructions from the province to densify our little town, residents who aren't ok with it have come to realize that it will proceed, regardless of whether it's best for the community or the "environment" of the town we call home. In fact, we have had exactly one summer since '96, without construction or demolition within a couple of blocks of our home, with the attendant noise, dirt, heavy equipment, and traffic disruptions. The last two construction

seasons have included incessant back-up signals every morning on the sites on Port Robinson/Rice Road, beginning as early as 5:00 am, indicative of possibly beginning their safety checks before starting the work of the day, particularly considering that that incessant noise is over for the day by 8 am. With that in mind, my suggestions are:

- Strictly prohibit the start of any construction activity before 7 am. Institute heavy fines for any company that allows their crew to begin the noise-making prior to that time, and do not create accommodations for it in the by-laws or *de facto* accommodations by making excuses for them. This is my home. It is unreasonable that 8 - 10 months of a year are disrupted by controllable, severe noise that cannot avoid being both invasive and disruptive. Residents' lives and schedules should not be completely subjugated to a commercial interest imposed upon our homes. I spent all of the previous 2 summers listening to this noise every weekday morning, and some Saturdays. The pitch of back-up signals makes me nauseous; listening to it from as early as 5 am, for at least an hour and a half, ruins my night's sleep, and destroys the start of my day.
- Limit the height of the buildings. Increasingly, residences are being built tall and narrow, blocking the sunshine from the areas they are built, and certainly impairing the neighbours access to the sun.
- Instruct the developers to avoid the dark, dull colours that have become popular, which have made whole neighbourhoods dreary, dull, depressing, colourless.
- • Culvert every ditch, properly fill and base around those culverts, and hard-top over them for bike lanes. When we moved here, the neighbours talked about the Town having told them that Station Street would be "up-graded" in the next few years. Well here we are, you have added thousands of people to this area, and we still have open ditches, as deep as 4 - 5 feet in some places, full of debris, never dry, that breed mosquitoes and black flies every spring & fall, stink through the summer and fall in particular, accumulate garbage every time the wind blows, and that make riding a bicycle prohibitive on the whole street due to narrow lanes without shoulders or curbs. Thirty years and thousands more residents later, it's time to eliminate the health and safety issues associated with those ditches.
- Figure out how to relieve the congestion on Hwy 20, starting east of Station Street. Rerouting to Port Robinson is not a solution; it just adds a new problem.
- Strictly prohibit contractors or developers from leaving construction-related debris on-site after the project is finished. The unsightly mess on the north-east corner of Station & Hwy 20 is a disgrace to the area. Either finish the development, or clear out all materials, equipment, and debris, level and naturalize the land, and leave our piece of town looking like a neighbourhood, not a life-time construction site!

These are the issues that come to mind at the moment. I have submitted my comments for the prior application and other area developments; all applicable

comments remain the same. We wanted to live in a small town. We do not agree with our small town being built into a large town, and later into a small city, as we are sure will come next. But since that won't change the outcome, we expect the Town to ensure that the changes do not create problems for we who are already here, and enhance our Town's aesthetic rather than degrade it.

Thank you for receiving my comments.

Mrs. Mary E Tucker
[REDACTED] College Street