

April 2, 2024

Town of Pelham

Town Clerk

PO Box 400, 20 Pelham Town Square

Fonthill, Ontario L0S 1E0

Attention: Mr. William Tigert

Dear Mr. Tigert

**RE: Draft Plan of Subdivision Redline Revision and Zoning By-law Amendment, File Nos.
26T19-02-2021 & AM-01-2024
Summersides Village Draft Plan of Subdivision
TBG Project Number: 23030**

In response to the Town's public notice, we are pleased to provide comments on behalf of our Client, [REDACTED]. In reviewing the proposed changes, we have no objections and support the inclusion of a greater variety of housing forms into the draft plan. The proposed changes, in our professional opinion, are in greater alignment with Provincial and Regional policies to provide a range of housing options within developments to appeal to a greater range of household sizes and incomes.

We would request that the Town take a more active role in the creation of a development agreement with the landowners in this area to ensure the timely development of the remaining undeveloped lands. Our Client has reached out to neighbouring land owners to create this agreement with little success. Without this agreement in place, the remaining lands will continue to be undeveloped. Encouraging the timely development of the remaining area will ensure that infrastructure that is constructed to service this development will be more efficiently utilized.

Again, we support the proposed changes to the overall subdivision plan and the associated Zoning By-law Amendment, but request that the Town provide additional assistance in creating a development agreement with the landowners in this block for the remaining undeveloped lands.

Sincerely,
The Biglieri Group



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Partner

cc. [REDACTED]