

## Public Meeting Under the Planning Act Addendum

PCOW-03/2024

Wednesday, April 10, 2024

5:30 PM

Town of Pelham Municipal Office - Council Chambers

20 Pelham Town Square, Fonthill

The Town of Pelham is holding hybrid meetings of Council and Committee in accordance with Procedure By-law 4507(2022). Public access to meetings will be provided in-person at the location indicated on the agenda, via Livestream: [www.youtube.com/townofpelham/live](http://www.youtube.com/townofpelham/live) and subsequent publication to the Town's website at [www.pelham.ca](http://www.pelham.ca).

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### 6. Planning Act Application: 26T19-01-2024 & AM-02-2024 82-90 Canboro Road

#### 6.3 Public Input

##### \*6.3.1 Additional Public Input

2 - 5

##### Written Correspondence

3. Margaret Johnson

4. Ann Tiidus

5. Carolyn Doyle

6. Deb, Mike, Max and Chas Csikos

## Sarah Leach

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**To:** Margaret Johnson  
**Subject:** RE: 82-90 Canboro Road

----- Forwarded message -----

From: **Margaret Johnson** [REDACTED]  
Date: Fri, 5 Apr 2024 at 09:35  
Subject: 82-90 Canboro Road  
To: <[SLeacch@pelham.ca](mailto:SLeacch@pelham.ca)>

Dear Ms Leach,

I would like to add my comments to the dialogue on #90 Canboro Road.

This old house has a special place in Fonthill. Its heritage is unusual as it has been owned by one family for over a hundred years. It is a special part of the neighbourhood.

If the developers plan is accepted as it stands then the house will lose its integrity. It needs some space around it. The present plan to leave the minimum clearance on the east side of the house is not acceptable. The architectural effect and usefulness of the porch on that side will be destroyed. It is not acceptable for residents to come out of their front door and possibly be faced with a fence just 3m away.

The parking area will be moved to the front, likely removing the present trees some of which are close to 100 years old. Proposed parking would downgrade the appearance of the house and make the porches far less attractive to the residents as outdoor living areas. Will there be enough room for vehicles to turn around so that nobody is reversing out onto Canboro.?

If this house doesn't have some room around it and parking to one side or behind it there is a risk that it will become an unsightly mess rather than the grand home that it once was. We talk about improving the appearance of the town; this would definitely degrade it.

Squeezing the house on a narrower lot than present also reduces the chances that in the future it might be returned to a single family residence. The interior would justify this.

Is it possible that one less house could be built facing onto Canboro? This would give more room on the east side of #90.

Kind regards  
Margaret Johnson  
[REDACTED] Canboro Road.

**From:** [REDACTED]  
**To:** [Sarah Leach](#)  
**Subject:** 90 Canboro Road  
**Date:** Friday, April 5, 2024 4:29:13 PM

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It is disappointing to learn our lovely Fonthill town will even consider some form of development on the old homestead which addresses no . 82 to 90 reside on.

As a frequent walker by this property ( and the sidewalk in front of the old house sees many pedestrians both children and adults) I admire the lovely old trees and greenspace and the beautiful porch and architecture of the old farmhouse.

This kind of property is what Fonthill is known for. It's so nice that other folks can enjoy it as they pass by either by vehicle or walking.

If the plan is to put the tenants' parking out front , that will certainly scar the property and views to the lovely porch etc.

It's hard to imagine a few homes going in on the east side of the house along with a fence barrier , would there be several large and very old beautiful trees needed to come down? Isn't that another heritage that our town prides itself in, preservation of our natural heritage which are trees? How can this developer even think to chop down and take away some beauty that many of us enjoy just he can make big bucks! Unscrupulous indeed. This developer has lots of other pieces of land he may choose to build on.

And don't tell me I am a NIMBY, I believe in preservation of what we all can enjoy and benefit from. I don't live in the immediate area either, but I am a proud Fonthill resident, who enjoys the beauty of our town. Yes we need AFFORDABLE HOUSING, those apartments that are on 82 -90 are currently homes for many folks who may lose out on a nice green spot only to be replaced by several squished in single unit homes and that are so out of character to this old neighborhood. Perhaps this developer can scale down his ambitious project to perhaps three and not six homes, with a design that fits into the neighbourhood, not some ugly block three floor style home that seems to be the norm in other new developments throughout Niagara region.

Sincerely,

Ann Tiidus

[REDACTED] Concord Street  
Fonthill, Ontario

Sent from my iPad

**From:** [REDACTED]  
**To:** [Sarah Leach](#)  
**Subject:** Development on 82 - 90 Canboro  
**Date:** Monday, April 8, 2024 9:51:28 AM

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To whom it may concern:

The development proposed for 82 - 90 Canboro greets me with disappointment and sadness. This heritage home and its green space reflect what is wonderful about Fonthill and what draws people to live in the area. The development of 6 properties on this site will take out a number of beautiful trees and green space and will change the nature of this stretch of Canboro. I have no problem with the fact that as a community we need to support more housing, and more affordable housing, but surely we can make decisions for housing that honours the visual integrity and the character of the town. And what about the towns commitment to the preservation of both trees and green space as well as heritage buildings/sites? How many trees and how much green space will be lost in this plan. When you look around Fonthill and the development that has happened in the last many years, one sees some beautiful housing that fits in with the land and the nature of the town. Not all of the recent development fits this description, but we can see that it is possible when people/ planners/developers take the time to consider these factors.

Are our planners becoming short sighted or too narrow in their considerations of the guidelines for development for the sake of rapidly constructing housing that may or may not address the need of affordable housing?

Surely we can do better than this.

Carolyn Doyle

[REDACTED] Concord Street.

Fonthill.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Sarah Leach](#); [Brian Eckhardt](#); [mjunkins@pelham.ca](mailto:mjunkins@pelham.ca); [John Wink](#)  
**Subject:** Canboro estates  
**Date:** Monday, April 8, 2024 9:29:38 PM

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Dear Town of Pelham

In looking at the proposed development of Canboro estates and have a concern with the limited distance between the properties. I feel a need to voice my concerns

\* The distance between the old house and the property line of the one to be built. It is very narrow. The space is 1.2 m/3.9ft.  
and there are porches not shown on the diagram for the two apartments on that east side. The view would be right into the back yard of the new home.

If the new owners put up a fence there would not be much distance to walk. And the view would not be very nice for the tenants.

These two concerns could make it less desirable to buy and rent those properties.

\* Another concern is the access to the entrance of both apartments on the east side especially the back one. The limited space between the old home and the new build again is very limited. The feeling is even more confining if a fence is erected. The main entrances are on the east side of the old home for those two apartments. Getting to those main entrances from the parking area would be difficult if carrying any thing as well do to the 1.2 m distance.

In the case of an emergency it would be difficult for ambulance and fire trucks to access the east side apartments especially the back apartment.

Because of the clearance in this particular situation of having entrances on the side rather than a clear wall as would be the case with a new build and that it is a heritage house requires special consideration.

Sunshine always, namaste

Deb, Mike, Max and Chas Csikos