

*Pelham Advocates for Trees and Habitat (PATH)
Headquarters, 44 Emmett St.
P.O. Box 1373, Fonthill
On., L0S 1E0*

Ms. Lindsay Richardson
Policy Planner- Community Planning and Development
Town of Pelham
20 Pelham Town Square,
Pelham, Ontario
L0S 1E0

January 23, 2024

RE: East Fenwick Secondary Plan Public Open House

Dear Ms. Richardson:

We at Pelham Advocates for Trees and Habitat (PATH) are pleased to have the opportunity to provide feedback (along with a few questions) to The Town of Pelham with respect to the East Fenwick Secondary Plan, as was presented to the public at the recent Open House. Let me first state that for those PATH members who attended the Open House they commented this was a very professionally run operation and that staff present were both knowledgeable and approachable.

Our first question is; Will the East Fenwick Secondary Plan become part of the Town of Pelham's Official Plan?

Probably not surprising coming from PATH (given our mandate), we were very much impressed to see the amount of GREEN coloured in on the Secondary Plan map. It certainly appears that the Town is taking very seriously the environmentally sensitive nature for much of the lands in this area and subsequently allocating the appropriate amount of attention to both preserving as well as safe-guarding these environmentally sensitive lands. Bravo!

In keeping with the above, we were extremely pleased to learn that the Town is preserving an existing forest (denoted by GREEN) on the west side of this plan. We are heartened by this proactive action on the part of the Town to save such a precious natural heritage feature. We have several questions concerning this feature. When discussed at the Open House, we were advised that this woodland did not yet have an "official designation". We would therefore request that this woodland be designated as a "significant woodlands" and demarcated with an EP

(environmental protection) designation. Our concern is, if this woodland does not receive some type of "official designation", that through some future legislative means, loophole, etc, that despite the best of intentions these woods could potentially be lost to development in the future.

As regards to the demarcated GREEN zones on the Secondary Plan mapping, what is the proposed amount of the building exclusion zone (setback) for development adjacent to the mapped GREEN zones?

PATH is fully supportive of the Town's objective for making this development a walkable, livable neighbourhood that supports 2.5 to 5 minutes walking distance from parkland and recreational amenities. The proposed trail system appears comprehensive and is most satisfactory to us. The Environmental Corridor which links the preserved forest (western side) to the trail system (both east and west directions), is an excellent idea. With the addition of a bicycle trail system this further presents mobility alternatives to residents for avoiding/minimizing use of a vehicle. On this issue however, we feel it is very important to maximize the linkage of these trails for residents' access to downtown Fenwick by walking or riding a bike. While we understand that the section of Canboro Road which falls within the confines of the Secondary Plan will be re-developed with addition of walking and biking trails, we request that this design (or the most reasonable alternative design) be incorporated along the remainder of Canboro Rd. leading into downtown Fenwick. As there appears to be no commercial development contained in this Secondary Plan, we believe it is very important to provide mobility options for residents to access the downtown for food/other necessities, eating out, the library, etc. It is our opinion these suggestions are consistent with some of the stated objectives of this Secondary Plan, that being; "Developing a continuous and connected open space and trails system that links the local neighbourhood to the broader town and encourages active transportation".

In discussions at the Open House, our members were advised that LID practices will be integrated into this development. We are very pleased to learn of this. However, there was no mention made in the provided draft Secondary Plan to LID. We therefore seek assurance that LID will be mandated into this future development.

In keeping with our previous discussions with Town Planning surrounding the new Official Plan and planting of trees in the new development, it is PATH's recommendation that a target be set for this Secondary Plan of planting 2 reasonably sized trees per unit. For multiple story structures, should this requirement prove too onerous regarding the size of the property, that a number of trees could be planted elsewhere in the development. One such option could be the planting of "mini-forests", a concept which is taking shape in more and more communities across Canada.

A major concern relative to this Secondary Plan relates to the density targets. To clarify, from what we can discern there are no employment targets allocated to this Secondary Plan (as there appears to be no proposed commercial, retail or industrial development). Please comment if we are incorrect in this regard. We know that the East Fonthill Secondary Plan is currently at just under 50% approximate completion, and at that rate this Plan is well below what was targeted for the increase in population as was estimated when that plan was finalized. As previously confirmed with Town Planning, new development in Pelham is on average only providing housing for 1.5 persons per unit. It seems to us then, the only way to realistically ensure that new development delivers on increasing the population in line with the future target set by the Region, is to increase density. In this regard we are most concerned about the Build Boundary designation which designates 8 to 15 units per hectare. We fully realize there exists a push-pull between maintaining the village-like characteristic of Fenwick while trying to maximize the development potential of the land (and all the while protecting natural heritage features). That said, given the fact this is the last developable land in this area of Pelham, we believe this precious land must be utilized to a greater degree than what is presently envisaged. We are not suggesting that people be squeezed in like sardines or for the building of multiple high-rises. However, we feel that density ratios ranging between 20 to 50 units per hectare is what is required if Pelham is to have any realistic chance of reaching our 2051 population target. This ground-work must be done now given the shrinking developable land base in Pelham.

In discussion at the open house, we were advised that the transportation aspect of this plan has not yet been fully developed. It is our hope that the matter of "public transit" be seriously considered for this development. As the recently established Regional transit system is expected to grow along with the population increase, we believe it is important to integrate such a system into transportation planning for this development.

Finally, as to the proverbial "elephant in the room", the matter of climate change needs to be of significant consideration when developing such plans. As housing is a major source of greenhouse gas emissions in Canada, we strongly believe the East Fenwick Secondary Plan needs to tackle this issue head-on. Several issues which comes to mind are; will this housing stock be built to the highest standards possible for reducing its carbon foot-print? What if any consideration will be given to planning for alternatives to fossil-fuels heating, such as for heat-pumps and/or for installation of district heating/cooling systems (possibly more readily applicable to some of the planned multi-storied buildings). We would ask that the Town of Pelham require developers to make requests for proposals for feasibility studies for the use of district supplied energy for these developments. Though there will be higher upfront costs, the savings associated with such strategies could be very significant over the lifetime of these homes, let alone for the locked-in reduction of lifetime CO2 emissions should fossil-fuels reliance be significantly reduced or eliminated from this development. PATH strongly believes that feasibility studies need to be conducted to properly analyze the costs-benefits of installing alternative heating/cooling systems for this development.

This concludes PATH's response to the proposed East Fenwick Secondary Plan. We thank Town of Pelham Planning for the opportunity of engaging in this process. We are very favourably disposed to the possibility for future engagement/dialogue in this matter. We would much appreciate your responses/clarifications to some of the questions posed in this correspondence. Please contact this writer or Graham Pett in such regards.

In conclusion, PATH believes the proposed East Fenwick Secondary Plan represents a major step-forward in the annals of development planning in Pelham, and for dutifully acknowledging along with preserving the irreplaceable natural heritage characteristics of these lands.

Sincerely,

A handwritten signature in black ink that reads "Mike Jones". The signature is written in a cursive, slightly slanted style.

Mike Jones, President- Pelham Advocates for Trees and Habitat

FOLLOW THE PATH!

From: Sarah Leach
Sent: January 31, 2024 3:39 PM
To: Lindsay Richardson
Subject: FW: Input for East Fenwick Secondary Plan



Sarah Leach, BA.
Deputy Clerk
Town of Pelham
D: 905-980-6662 | E: sleach@pelham.ca
T: 905-892-2607 x320
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Kimberly Allan <kimberlyallan@hotmail.ca>
Sent: Wednesday, January 31, 2024 3:10 PM
To: Sarah Leach <SLeach@pelham.ca>
Subject: Input for East Fenwick Secondary Plan

Hello,

My name is Kim Allan and I live at 1105 Balfour St., Fenwick, Ontario

Re: input for the East Fenwick Secondary Plan

While I am in favour of growth for our community – I also want to point out a few issues that are currently happening, that with expansion is only going to get worse

1. Traffic on Balfour street coming around from Welland Road and from Canboro Road direction. The speed of vehicles and the vehicle parking on Balfour makes it very difficult currently to pull out of your driveway safely. Calling the bilaw officers do no good. They will not take action on the parked vehicles nor the traffic coming around the corner or the difficulty seeing the corner due to the vehicles parking from my house to the corner. Increasing homes with the new plan is only going to make this worse. Welland rd and Balfour need a 3 way stop to ease some of these vehicles coming around the corner at the speed they currently do. A time limit for vehicles parking on Balfour needs to be installed.
2. The water runoff coming down Balfour and out back to the pond runoff. My backyard is continuously swamped with water from the downstream runoff. How will the new housing planned for out back get the water redirected? The building of homes in the waterway currently will redirect more water to the backyards on the current homes along Balfour.

Sorry not able to attend live, but hoping these concerns are documented for the new plan

Kim Allan

Amy Lagrou

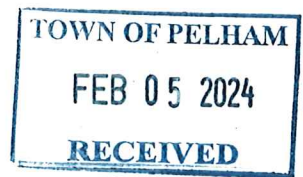
We moved to Fenwick when our first baby was 6 months old. We specifically chose Fenwick because of its small size, peacefulness and family friendly, quaint country living. If we wanted to have a development of hundreds of dwellings in our backyard or an apartment building only meters away we would have relocated to any of the already densely populated areas of Niagara. There are endless neighbourhoods to choose from. Plenty of other spaces with high density development and pavement that already fits with the character of the area.

We love Fenwick for the ability to take our kids for bike rides on our quiet country road. For the wildlife that often strolls across our backyard. For the silence at night. For the constellations of stars we can view from our backyard. For our kids to grow up in fresh open air with a respect and appreciation for nature.

Densely populating this small area of land would destroy everything we love about Fenwick. The wildlife will lose their home. The traffic will speed down the country roads. The light and noise pollution will decimate the country feel. It will not be Fenwick anymore.

We can understand there is pressure for growth, expansion, development, money, and more more more. But we cannot understand how bringing thousands of people onto one small field represents anything close to balance nor protects any aspect of natural heritage and small village character.

So here is our input, as loud as you are going to make our quiet life. NO



February 4, 2024

Re Notice of Public Meeting – East Fenwick Secondary Plan

To Town Council

Dear Mayor and Councillors:

As residents living within 120 meters of the subject property, we are in opposition of this East Fenwick Secondary Plan. We are confused to see some of the vacant land is listed (listing enclosed) for sale with the description that reads as such: “This plan includes 36 single family lots and 31 street towns – approved by the City.” It sounds as it is a done deal. Some of the concerns to go ahead with such a plan to increase population density are:

- Strain on existing infrastructure such as water and sewer systems. This development will burden the existing infrastructure which is crucial to maintain the quality to the existing residents not to mention a possible tax hike to pay for necessary upgrades.
- Traffic density. Our local roads cannot handle the additional vehicle traffic. There is one major road Balfour Street to access Hwy 20. The extra vehicles will increase traffic congestion. Balfour Street is in dire need of repairs.
- Strain on our volunteer Fire Dept.
- More population means an increase in crime rate. Fenwick has a very low police presence at present time. Drivers drive at high speed through the village. Stop signs are not obeyed. Please note more stop signs and camera will not deter this. Our police force cannot handle more population density.
- Transportation of school children for this new development. There is a shortage of bus drivers.
- This development will destroy the open space and natural habitat of the wildlife.
- Contaminants from development such as road salt, pesticides entering the local streams might affect the quality of the wells of the surrounding properties.
- The water table is very high and removing vegetation will change the land drainage and natural water flow pattern and cause flooding concerns. As you are aware a new build was approved on Canboro Road and the existing adjacent property owner was flooded and substantial damage was done to the property. When Cherry Ridge in Fenwick was developed, there were severe flooding issues. We have a sump pump at our house as most residents in Fenwick. We do not think it will be sufficient to take the extra water drainage this development will create.

Please note there is a storm pond at corner of Welland Road and Balfour St. to accommodate the new houses on Balfour St. In the past on heavy rain days it overflowed onto Welland Road. Work crews had to clean the mud from the road and the lawns of properties facing the pond.

- You mention establishing a pedestrian and cyclist friendly community. Fenwick has no crossing guards for the children. Welland and Canboro Road are just wide enough for two vehicles. Who will pay to widen these roads to make them pedestrian friendly?

The 18 lots on Balfour Street (between Canboro and Welland are not m'completely developed. Only 10 homes at this time and there is two houses on that stretch back on the market and not selling) Why develop more land? Oak Haven Estates on Maple Street has been advertised as a go for years and still not been developed and this piece of land was back up for sale?

The people who will move in this new development will be most likely people who lived in cities and will not be satisfied with the status quo of a rural setting and will demand city amenities they are accustomed to.

We disagree with your statement "it will enhance Fenwick's village character." To the contrary this plan will destroy our small rural village atmosphere. As town council representing the residents of Fenwick, please take the above concerns into serious consideration and recognize this East Fenwick Secondary Plan is not feasible.

Sincerely,



R & J Smith
1094 Balfour Street
Fenwick ON
Concerned residents of Fenwick

Enclosure.

Please note our comments can be made public but not our personal information.



\$14,900,000

**N/A WELLAND RD
Pelham, Ontario L0S1C0
MLS® Number: X7311968**

Listing Description

For more information, please click on the Brochure button below. Excellent residential development opportunity. Within walking distance of the quaint village of Fenwick, where you will find a beautiful community park with sports fields, tennis courts, children's water park, churches and restaurants. Within walking distance of local schools as well. This plan includes 36 single family lots and 31 street towns - approved by city. An additional 5 acres of property is included to be used as the retention pond (water source) - shared with 2 other developers. Reports and studies have been completed. Seller may consider offering vendor financing. (33609568)

Property Summary

Property Type	Land Size	Annual Property Taxes
Vacant Land	500 x 1250 FT	\$1,602

Time on REALTOR.ca
75 days



Acreage For Sale in Pelham, Ontario (Welland Road) - \$14,900,000

Development Opp. Vendor Take Back Available.

Main Features

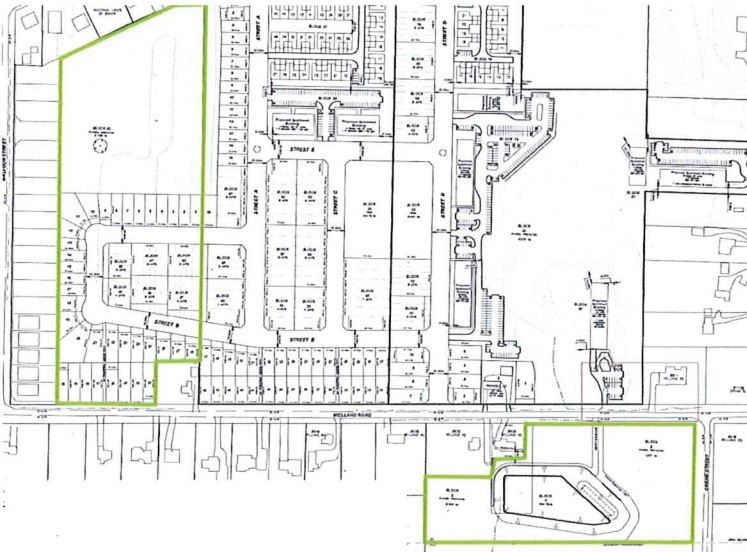
- Price: **\$14,900,000**
- Square Footage: **X**
- Lot Size: **14.824 acres**
- Storeys: **N/A**
- Bedrooms: **0**
- Bathrooms: **0**
- Parking: **X**
- Year Built: **X**
- Annual Taxes: **\$1,602**

The Basics

- Property Type: **Acreage / Vacant Land**
- Ad Type: **For Sale**
- Ownership: **Freehold/Fee Simple**
- Listing ID: **197451**

Location

- Address: **Welland Road**
- Neighbourhood: **Fenwick**
- City: **Pelham**
- Province/State: **Ontario**
- Postal/ZIP Code: **L0S 1C0**
- Country: **Canada**



Property Description

VENDOR TAKE BACK AVAILABLE. SECONDARY PLAN APPROVAL STAGE FOR 67 UNITS.

Excellent residential development opportunity. Within walking distance of the quaint village of Fenwick, where you will find a beautiful community park with sports fields, tennis courts, children's water park, churches and restaurants. Within walking distance of local schools as well. This plan includes 36 single family lots and 31 street towns. An additional 5 acres of property is included to be used as the retention pond, shared with 2 other developers. Reports and studies have been completed.

Location: North of Welland Road, East of Balfour Street

Asking price: \$14,900,000. Seller may consider offering vendor financing.

Legal Description: PT LT 13 CON 9 PELHAM, 59R15837 AS IN SN 511305 TOWN OF PELHAM

PIN / ARN 640310484 / 273201001416811

Lot Size ±14.824 Acres (±645,715.60)

Zoning EP1 - Environmental Protection 1

WED. 2/7/24

IN YOUR LETTER IT STATES THAT THE PUBLIC & LANDOWNERS WITHIN THE PLAN AREA HAVE HAD INPUT TO THE DEVELOPMENT OF THE SECONDARY PLAN. WHY THEN IS THIS THE FIRST TIME I'VE BEEN ADVISED OF THIS PLAN?

HOW DOES THE TOWN'S OFFICIAL PLAN & PROPOSED PLAN INDICATE?

PROTECTION OF NATURAL GREEN SPACE?

VILLAGE CHARACTER?

ESTABLISH PEDESTRIAN & CYCLE ROUTES?

HOW IS REGION/TOWN ADDRESSING INFRASTRUCTURE FOR ROAD/WATER & SEWERS?

Mike and Tonia Orlando
690 A Canboro Road
Fenwick ON L0S 1C0

From: Sarah Leach
Sent: February 14, 2024 9:03 AM
To: Barbara Wiens; Lindsay Richardson
Subject: FW: East Fenwick Secondary Plan

FYI

I will circulate these to council via email.



Sarah Leach, BA.
Deputy Clerk
Town of Pelham
D: 905-980-6662 | E: sleach@pelham.ca
T: 905-892-2607 x320
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From: Andrew Reynolds <andrewreynolds2007@gmail.com>
Sent: Tuesday, February 13, 2024 5:20 PM
To: Sarah Leach <SLeach@pelham.ca>
Subject: East Fenwick Secondary Plan

Hello:

I am taking this opportunity to provide comments on the East Fenwick secondary plan. I went on the website and there were not many details on the plan. Therefore, my comments are rather general in nature.

Things I am in favor of: I have no issue with such things as improving infrastructure such as road quality, addition of sidewalks where necessary, etc.

Things I am against: I am most definitely not in favor of more housing. I drove around the perimeter of the area delineated on the map provided, and also made use of Google Earth. Most of the roads, if not all, are fully-populated by housing already. The map indicates areas along the north side of Welland Rd. that do not contain housing. However, these properties appear to be used for agriculture and I would support their continued use as such. Similarly, a parcel along the south of Memorial Drive is used for agriculture and it would be most disappointing if this was used for housing construction. Other properties are wooded and need to be conserved and not destroyed by houses.

Addition of housing in a relatively small area such as East Fenwick will add to traffic density problems. This could increase road maintenance costs and could drive up property taxes. It could also exacerbate safety concerns and create a need for more sidewalks, speed bumps, etc. Most people living in Fenwick are here to enjoy and appreciate the rural atmosphere, and it should not be ruined by high-density housing.

Yes to conservation and agriculture! No to houses! No to increased urbanization!

Andy Reynolds

--

Dr. Andrew G. Reynolds
Professor of Viticulture (retired)

Adjunct Professor, University of Guelph & University of Waterloo
Viticulture Consultant; Writer; Editor
613 Memorial Drive, Fenwick, Ontario, Canada L0S1C0
905-892-7583
andrewreynolds2007@gmail.com

From: Sarah Leach
Sent: February 7, 2024 9:08 AM
To: Lindsay Richardson; Barbara Wiens
Subject: FW: Response to East Fenwick

FYI



Sarah Leach, BA.
Deputy Clerk
Town of Pelham
D: 905-980-6662 | E: sleach@pelham.ca
T: 905-892-2607 x320
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From: Sherry Rusin <sherryrusin@gmail.com>
Sent: Tuesday, February 6, 2024 8:41 PM
To: Sarah Leach <SLeach@pelham.ca>
Subject: Response to East Fenwick

Hello Sarah,

Hopefully, this can be added to the table:

Thank you for the opportunity to express my thoughts and concerns regarding East Fenwick. I have been approached by a few people who are concerned about how the drainage will be affected in these areas. We do know that, all over the Niagara Region, there is flooding happening, and we also know we can not predict what Mother Nature is going to throw our way, The best thing we, as a town, can do is try to formulate a plan based on historical risks and knowledge of our changing climate patterns. This is not an easy task and not something we can ever get perfect. But, being well prepared and having good plans in place is the best we can do to ensure as little property damage as possible. With this being said, what can do? We can learn from mistakes that have been made in other places. My question to town staff and the developers is this. What are you going to do to ensure that the problems that have come up with "Cherry Ridge and the Kenan Drain", " Martha Court and Disher Drain", "East Fonthill ponds" and also "the Farr Road" areas are NOT going to happen again in the new "East Fenwick " area?

Thank you for your time,

Sherry Rusin

From: anthony.annunziata@icloud.com
Sent: February 9, 2024 1:41 PM
To: Sarah Leach; Lindsay Richardson; clerks pelham
Cc: clerk@pelham.ca
Subject: Comments re: East Fenwick Secondary Plan

To all that are addressed in this email:

My name is Anthony Annunziata. I reside in Fenwick at 1284 Cream Street. I wish to voice my concerns and objection to portions of the East Fenwick Secondary Plan. Specifically my concern with the zoning provision of application higher intensification on the Southwest Corner of Cream Street and Canboro Road. This intensification to medium or high density residential is not consistent with the profile of the existing homes within 300 metre of the proposed area. This area is also in conflict with the heritage study provided and its proximity to environmental protected area and watershed area.

I would like the area to reduce the intensification proposed in the Secondary plan to reflect residential profile that is consistent with the single detached homes that lie within 300 meters of this corner.

Could you please also provide for me all public declarations of Conflict of Interest for the East Fenwick Secondary Plan from any councillors or Town of Pelham staff between 2017 and present in the development of this plan.

Respectfully,

Anthony Annunziata
1284 Cream Street
Fenwick, Ontario
L0S1C0

From: BERT NAUTA <bnauta@cogeco.ca>
Sent: February 11, 2024 6:50 PM
To: William Tigert; Sarah Leach; Lindsay Richardson
Subject: East Fenwick Secondary Plan Hearing February 14, 2024 5:30 pm
Attachments: IMG_1994.JPG; IMG_5635.JPG; IMG_5615.JPG

We, Bert and Cynthia Nauta, the residents of 676 Welland Road in Fenwick, respectfully would like to submit our concerns of the Proposed East Fenwick Secondary Plan. As residents of the property south of the proposed future development, we are very concerned with the direct impacts this development would pose on our property during all stages of construction. Our major concerns are as follows:

- * Surface water run off and possible flooding during and after construction
- * Increased ground water levels and flows impacting existing homes south of Welland Road
- * Overwhelming strain on sump pumps (all residents south of this development on Welland Road have sump pumps due to high water table already in existence)
- * Financial impacts of sewer and water installations on Welland Road that may be billed to existing homeowners on Welland Road

During construction of the Woodlands subdivision (Balfour Street), we endured extreme surface water flooding of our property on several occasions and are very concerned this proposed development would have greater impact to our property. (Please see attached photos of the flooding that occurred and others are available).

As residents and tax payers of the Town of Pelham for the past 22 years, we are not in favour of this development plan.

Bert and Cynthia Nauta
676 Welland Road
Fenwick