

April 25, 2024

Town of Pelham
Committee of Adjustment
PO Box 400, 20 Pelham Town Square
Fonthill, Ontario L0S 1E0

Attention: Ms. Sarah Leach, Deputy Clerk, Secretary-Treasurer

Dear Ms. Leach

**RE: Application for Consent B8-2024P, Summersides Village, Port Robinson Road
TBG Project Number: 23030**

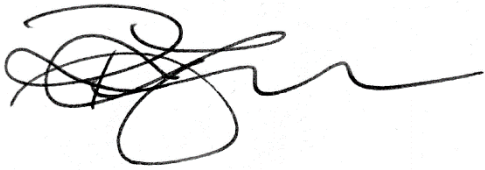
In response to Committee of Adjustment Application B8-2024P, we provide comments on behalf of our Client, [REDACTED]. We understand that the application has been submitted as a Lot Addition to add 1060.7 m² of land to the parcel to the east for future residential development.

This property is within the East Fonthill Secondary Plan Area, and further within a defined Neighbourhood Plan within the Secondary Plan Area. The purpose of the Neighbourhood Plan was to set out road fabric, densities, and housing types to create a pedestrian friendly and cohesive neighbourhood. We note that a future road connection is intended to go through Part 2 shown on the severance sketch as part of the application. These lands were part of the Summersides Draft Plan of Subdivision, but their removal has been requested through a redline revision which the Town is currently evaluating.

Our concern is that this road connection is no longer shown in either the draft plan of subdivision, or the proposed consent, making the timing for this component of the future road network being acquired by the Town a complete unknown. The Town has historically required that developers provide the road widening through applications for consent to ensure that these connections can be made in the future. In fact, this was a requirement of my Client's consent application further to the east. We would request that a similar condition be imposed on this application to ensure that the road connections are acquired by the Town in a timely manner.

We have no concerns with the requested lot addition, however, we are concerned with the timing of the road dedication being provided to the City to ensure that the road connection will be created, and will not impact the Neighbourhood Plan and developments further to the east.

Sincerely,
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to be 'Rachelle Larocque', written in a cursive style.

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

cc. Barb Weins, Director of Planning
