

Vince and Carla Andronico

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Fonthill, Ontario L0S 1E0
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September 23, 2024

Town of Pelham
Committee of Adjustment

File Number: B15-2024P

Subject Lands: 6 Elizabeth Drive Pelham ON

Legal Description: Lot 8, Plan 721

Dear Secretary Treasurer,

I hope this letter finds you well. We have several reservations regarding the potential impacts this severance and subsequent development may have on our property and the surrounding environment.

1. Elevation and Runoff Concerns: The lot in question is at a higher elevation compared to our property, and we are particularly concerned about water runoff from the new development. Any alterations to the lot, including grading and construction, could potentially lead to increased water flow onto our property, causing potential flooding, erosion, and damage. We request that appropriate drainage measures be put in place to ensure that water runoff is properly managed to prevent any negative impact on neighboring properties.

2. Impact on Existing Trees and Green Space: There are several large, mature trees on the lot, which contribute significantly to the local ecosystem, providing shade, habitat for wildlife, and maintaining the aesthetic character of the neighborhood. We are concerned that the severance and development may result in the removal of these trees, which would not only negatively affect the environment but also alter the character of the area. We request that measures be taken to preserve as many of the existing trees as possible and to mitigate the environmental impact of any removals that are necessary.

3. Impact on Mature Tree on our Lot: Additionally, there is a significant tree on our lot whose canopy extends over the severed lot. We are concerned that if this tree is cut or significantly disturbed during the foundation digging, it could adversely affect its health and potentially lead to its death. We would appreciate any information on how this will be managed during construction. We would also like to address the potential liability issues that may arise if the construction activities directly result in the loss of this tree. Will the town of Pelham pay for the removal of the dead tree if that happens and replace it?

We kindly ask that these concerns be taken into serious consideration during the planning and approval process for the severance and development of this lot. We are also open to discussing potential solutions and collaborating to ensure that any future development is done responsibly and with minimal impact on the neighborhood. Thank you for your time and attention to this matter. We look forward to your response and any further opportunities to address these concerns.

Sincerely,

Vince and Carla Andronico

A handwritten signature in black ink, appearing to read 'VCA', with a horizontal line extending to the right from the end of the signature.