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Item #	57
Report No.	30 (cw)
Council -	June 24 / 14

Good Afternoon: Mayor and Members of Council on behalf of the Property at [REDACTED] Pine Valley, Parts of Concession 7, Lot 23 and 24 within Block 40/47 Landowners Group (Pandolfo Property). We are providing our written Deputation to respond to a previous Deputation that was submitted on Tuesday June 17, 2014 at 5:16

The letter was posted through the clerks department late Friday afternoon. Unfortunately we received it over the weekend and have not had sufficient time to review it in conjunction with our engineers and the development group. We request that council allow us the appropriate time to make accurate comments to respond to concerns set out in the letter.

For further Clarification – for the Record the Developer and Block Manager in conjunction with Councilor Rosanna DeFrancesca, Councilor for Block 40/47 set up a meeting at her office in late April, early May to discuss matters and concerns they raised. We felt we had a productive meeting addressing and answering most of their concerns and questions. We ended the meeting and advised that we would get back to them with some conceptual ideas and that we would follow up with a future meeting. We directed our Urban Design Landscaper for the Group and put together a Landscape section showing a completely enclosed 6 meter fence with tree buffer. We also revised our Plan to relocate and reduce the number of town homes in this area. We emailed this out to our neighbors but did not receive any response.

I have personally made seven phone calls trying to set up a follow up meeting with the neighbors. Calls were made by councilor Defancesca's office on two different occasions to my neighbors and they did not respond to her request. It is obvious that none of these meetings have occurred as a result of this lack of response and that they have no intentions of meeting with us.

With respect to the proposed changes to OPA 744, I feel that New Addition Language in Paragraph 6 Section XV this Policy is too open ended and we would like to express our concerns and ask that it be revised eliminating the following Section.

- As per section 57.2 XV compatibility with adjacent rural uses and 57.7 XV compatibility With adjacent rural uses.
  - Increase setbacks to house as it relates to the lots backing on to the farm.
  - Eliminate the "sympathetic Architecture".
  - Grading measures that minimize the use of retaining structures.

We strongly feel that we have been acting in good faith but have not received the same co-operation from neighboring owners. We feel that in order to come to a fair and compatible resolution it is important to address all matters within a timely and orderly fashion. We will take the time to meet in the following weeks and to work out resolutions within the month of July.

Thank you,

Joe Pandolfo

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