

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

September 4, 2012

Attention: Clerk's Department
City of Vaughan, Committee of The Whole
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C 4
COMMUNICATION
CW (PH) - <u>SEPT 4/12</u>
ITEM - <u>2</u>

**Re: Exceptions to Development Standards for Kleindor Developments Inc.
(File Z.12.028, related file 19T-05V10)**

KARA has recently reviewed the subject application for exception to development standards regarding this new development on the north side of Major Mackenzie Drive, west of Hwy 27.

KARA has a long history of influencing development in the Kleinburg, Nashville, and surrounding areas. Our goal has been to manage development in such a way as to protect, to the greatest extent possible, the existing heritage and character of the area, as well to minimize the impacts of new developments and roadways on residential properties. We have fought to maintain appropriate buffers between major roadways and residential properties in order that natural landscaping and berms may be used to reduce the sights and noise experienced by homeowners. Most developments in the area have been built with a 30m buffer. Where such buffers do not exist, we get many noise complaints from residents.

We believe that reducing the buffers could likely lead to the need for sound attenuation walls in the future. Such walls are not in keeping with the rural character of the area and the heritage district contained therein.

KARA is opposed to the removal of the 30m buffer from this development. For all the reasons stated above, we believe the 30m buffer is required to maintain the character and natural attenuation features implemented in most areas around our villages.

Regarding the request to reduce interior side yard to 1.2m abutting OS2 Open Space Park, we'd like to understand the need for the request and review the plans for those properties and the park in more detail. We do not want this to set precedence for other properties in the area.

We are always willing to meet with developers to review such requests, development plans and progress.

Sincerely,



Ken Schwenger
President, KARA

RECEIVED

SEP 4 - 2012

CLERK'S DEPT.

Fernandes, Sybil

From: Ken Nieuwhof <nieuwhof@sympatico.ca>
Sent: Monday, September 03, 2012 10:52 PM
To: Clerks@vaughan.ca
Cc: Rosati, Gino; Schulte, Deb; Iafrate, Marilyn; Bevilacqua, Maurizio; Di Biase, Michael; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; kara@kara-inc.ca
Subject: Committee Of Whole - File Z.12.028 - KARA Comments
Attachments: KARA Position Re Kleindor Developments Exception to Develo..pdf

Please see the attached letter from KARA stating our comments and position regarding the subject file.

Regards,

Ken Nieuwhof
Chair, KARA Traffic and Development Committee