

Copy To Rosemary Fick
Jan 10 - 14
John Britto

8344 Pine Valley Drive
Woodbridge, Ontario
Thursday, January-09-14

Att: Jeffrey A. Abrams City Clerk

Re: file number Z.13.037 Rezoning 8336 Pine Valley Drive

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COMMUNICATION
CW (PH) - JAN 14/14
ITEM - 1

To whom it may concern,

We live at 8344 Pine Valley Drive on the north side of the property that is applying to be severed into 2 lots. As residents we have an issue with the proposal. It fails to address our concern regarding the slope of land. The natural drainage is from the south to the north. When there is a heavy down pour like last fall, there is enough space to allow the water to soak into the ground. If there is a change in the natural slope of the land, ie being elevated to accommodate the turn around as proposed on the drawings, additional water will run onto our property. In order for the turn around to be implemented the natural slope of the land will have to be raised or else the vehicle will be turning downward. With the new house being built closer to the property line, there will be an even shorter distance in which the runoff has a chance to soak into the ground. We are anxious to avoid a repeat of what has happened and continues to be an unresolved issue with the property adjacent to us on the north. We have called the city on numerous occasions about the run off that floods our property. The city has visited the site, but no solution has been forth coming. Not even so much as a phone call to say that they are in contact with the owners of 8388 Pine Valley Drive in an attempt to rectify the problem.

Another concern is the issue of an additional driveway exiting onto Pine Valley Drive, which is a very busy regional road. Several years ago when the existing road was under construction, I remember having a conversation with the contractor from the Region who indicated that no additional new driveways would be placed on Pine Valley because of the volume of traffic. The number of vehicles using the road is increasing as the development to the northern section of the area continues to grow. The intersection of Alderson and Pine Valley which is immediately to the north of the property is a safety concern. A new driveway in this area would certainly add to the safety issue.

Existing lots in the area are approximately 100 feet by 150 feet or in some instances larger. If the rezoning application was approved to allow 2 fifty foot lots it would change the current cityscape. We enjoy the size of our lot and the privacy a larger lot does provide. Rezoning would increase the density of the area and limit the space that a large lot provides.

If you should have any questions we would be happy to answer them at the meeting on Tuesday January 14 at 7 p.m.

Sincerely Nancy and Bud Dunlop
905 851 2068

Nancy Dunlop

CC Eugene Fera
Councillor Tony Carella

