

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Re: Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Date:** Monday, June 3, 2024 8:31:33 AM  
**Attachments:** [image001.png](#)

---

**From:** Joseph V [REDACTED]  
**Sent:** Sunday, June 2, 2024 10:36 PM  
**To:** [REDACTED]  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; John Cutler KARA Ratepayers Association [REDACTED]  
**Subject:** [External] Re: Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Thanks Leanne!

On Sun, Jun 2, 2024 at 9:24 PM [REDACTED] wrote:

**TO:** Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario

**FROM:** Dennis Hayhoe, [REDACTED] Cedarvalley Crescent, Kleinburg

**RE:** Opposition to **Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001**

**File Z.24.005 at City Council Meeting on June 4<sup>th</sup> 2024 Agenda item #5**

---

My name is **Dennis Hayhoe** and I live at [REDACTED] Cedarvalley Crescent in Kleinburg. I am 83 years old and have lived in Kleinburg since 1967. I have lived on Cedarvalley Crescent for almost 50 of these years. I am not a Hydrologist but I have been blessed with common sense and am deeply concerned about the implications of deep excavating that relates to this proposal. Constructing a building of this height, with below ground level parking, will require deep footings and drilling that could **dramatically affect the precious water table that we reside on and that supports our wells**. All of the homes on Cedarvalley utilize active wells and are on septic systems.

I am aware of what has gone on in the Kleinburg area over the last 57 years. During the 1980s and through early 2000's, the Ministry of the Environment took an active interest in my well including others in the area. In conversations with the different Officials at the Ministry, it was brought to my attention that **this entire area sits on a huge, interconnected, sensitive aquifer** (see examples of an aquifer below). They informed me that it commences on the east side of Highway 27 at the base of the ridge of land and goes west past the railway tracks as far as Huntington Road. This large source of water from the aquifer is described in magnitude as "huge", here are a few specific

examples:

1. The Burbidge Well that is located at or about 81 Whisper Lane was historically used by the Burbidge family to irrigate 30 to 40 acres of crops with endless water.
2. The Kleinburg Golf Course, (previously located on the south side of Nashville Road), initially tried to irrigate 150 acres by pumping water up from the Humber River but found a better solution by installing an 8 " to 10" pipe at the northwest end of the course where the well is located (which is now 101 Putting Green Court). This gave them an endless supply of water.
3. West of the Railway tracks on the south side of Nashville Road and all the way west to Huntington Road there used to be natural ponds that irrigated approximately 100 acres of market gardening.
4. Cedarvalley Crescent is built on a bog which is part of this sensitive aquifer system. During construction, the builder of #120, #121 and #129 Cedarvalley installed a 4" pipe from their footings and ran them to the north bank of #120 Cedarvalley to avoid "perpetual flooding". These pipes run continually to this day, 57 years later.
5. The ditch along the south side of Cedarvalley is constantly running water, 24 hours a day, 7 days a week, 365 days a year since I moved in 57 years ago.

My concern is that the **Hydrology Report submitted by the applicant identifies concerning "de-watering" that will be required and has not considered the entire community impact.** I believe the report **ignores the magnitude of issues relating to this aquifer.**

Key points in the Hydrology report:

1. The report identifies an abundance of excess water at 10340 Highway 27 and acknowledges that **"dewatering" or draining will be necessary.** The report states that in the **"short-term" removing between 200,000 to 400,000 liters a day will be necessary during construction.** This is a massive amount of water could leave huge voids in the aquifer and structural collapses within it. This could lead to sink holes, structural damage to our homes and damage to trees and vegetation.
2. The report **does not define or quantify "short term"** and how long they will be removing 200,000 to 400,000 liters of water daily.
3. The report acknowledges that **50,000 liters will have to be removed on a daily basis indefinitely.**
4. The term **"area"** in the Hydrology report is very vague. We know where the problem starts, ie.at 10340 Highway 27, but the report does not evaluate where the problem will end. This entire neighborhood from Highway 27, west to Huntington Road, is interconnected by this delicate aquifer! I do not believe the impact on neighboring areas has been considered. This deep footed proposed structure is located at the base of the aquifer at Highway 27. Please consider it as a 500-acre bathtub with one of the lowest points at the proposed site at Highway 27. If you pull the plug there, what is the extent of where and when the draining and damage will stop?! **It could affect some very expensive real estate and lead to massive lawsuits against the City.**
5. Equally as important, the **removal of this amount of water will most surely affect our wells.** This will cause water quality problems and will cause our wells to run dry altogether removing our precious source of water.
6. I understand that the Hydrology Report submitted by the developer noted **residents in the area were to be canvassed to determine who was using their well.** No one has been consulted or contacted in this regard.

I would like to remind Council of a situation approximately 15 to 20 years ago when "de-watering" and draining of two ponds off of Charles Cooper Drive, Kleinburg, resulted in emptying and/or changing all residents wells along Nashville as far west as Huntington Road and south and west of the cemetery. To date, the aquifer has never been disturbed, all of the development currently constructed in the area are on the "crust". This proposal for a tall structure requiring deep footings and underground parking involves digging deep at the base which is the foundation of the aquifer. When you disturb the

foundation, common sense would suggest inevitable destabilization.

**This Council was elected to guard the interest of its constituents.** If the Members of Council allow this to proceed, they could be removing the main cornerstone which holds this area together, its water. It is our opinion that if this project proceeds there will be wide-reaching and devastating consequences. In conclusion,

#1 What guarantees is the City of Vaughan offering that the structural integrity of our homes now or in the future will not be compromised? The effect of this destabilization may not be immediate but could come much later. There have been a lot of building permits issued for very expensive homes in this area on the premise of stable, solid foundations. **Compromising this stability could leave the City exposed legally.**

#2 What guarantees is the City of Vaughan going to give the residents of this area that we will not have **our well water affected either the quality or quantity?**

#3 We believe **further Geotechnical and Hydrology reporting needs to be done to study the extent and interconnectivity of the whole aquifer** as well as **an Impact Study of this entire area and the effects of removing vast quantities of water.**

If the Members of Council approve this proposal without further independent, expert investigation, the consequential damage to the community could lead to class action lawsuits against the City of Vaughan.

Thank you for your attention to my concerns. We hope the Members of Council will act in the best interest of our community and reject the proposed development in its entirety.

Yours sincerely,

Dennis Hayhoe on behalf of the residents of Cedarvalley and Valleyview Crescents, Kleinburg



