

**MICHAEL TIBOLLO**  
MPP - Vaughan–Woodbridge



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Dear Committee:

Re: Zoning Application A116/24  
50 Pine Grove Rd, Woodbridge, ON L4L 2X1  
Plan & Lot Num: M1114 Lot 14

As the Member of Provincial Parliament for Vaughan–Woodbridge, I am writing to bring to your attention the concerns raised by residents of the Pine Grove hamlet regarding the proposal application for a severance.

While provincial legislation permits intensification, it is required that any such development aligns with the existing uses and that adequate amenities are in place to support the change.

It is my understanding that there had been an application to the Committee of Adjustments seeking to sever the land to permit two single-family dwellings, each with two auxiliary residential units. While this currently may not be on the table, it is important to remind the committee that while provincial legislation permits intensification, it is required that any such development aligns with the existing uses and that adequate amenities are in place to support the change.

Upon visiting the site, it is clear to me that this type of proposed intensification does not align with the spirit of the legislation. I would like to highlight the following concerns:

Please note:

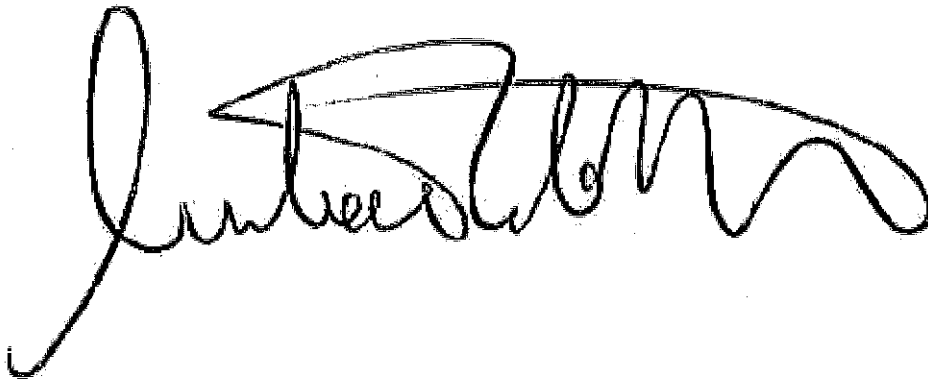
1. A petition with numerous signatures from residents opposing the intensification.
2. The existing road and site will not accommodate street parking, the proposed development does not provide sufficient on-site parking.
3. There is no adequate public transit opportunity available, which means each resident will require a vehicle. With two single-family dwellings and no restrictions on intensification, there could be up to twelve vehicles on this property that will

require parking. This is unacceptable for a street that is barely wide enough for emergency vehicles.

In addition to these issues, there are several other concerns previously outlined by the residents of Pine Grove which have been submitted for consideration.

The residents are very concerned that they may be faced once again with this type of intensification application in the future and will be addressing these concerns at the upcoming October 3rd meeting. I urge you to carefully consider both the current proposal and any potential future applications and ensure this community is safeguarded. It is critical that sufficient conditions are imposed to ensure proper development planning occurs while preserving the integrity of this hamlet.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "J. Anderson". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.