

From: [Rene Angelini](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] Re: A109/24
Date: Monday, October 28, 2024 4:34:12 PM
Attachments: [Notice of Hearing - Minor Variance Application \(A109-24\).pdf](#)
[Request for Decision for A109-24.pdf](#)

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Committee of Adjustment,

Writing in regards to the minor variance application A109/24 for 162 Davidson Drive, Woodbridge, and in particular concerns over the following zoning by-law amendments requested in the minor variance application referenced below:

#1: request for the minimum interior side yard to be reduced from 1.5 metres to 1.0 metre on the east side for an attached garage.

#8: request for the minimum distance to the interior side lot of 0.6 metres for any permitted encroachment to be reduced to 0.26 metres from the eave's projection of the existing pool equipment shed.

We note the following objections to the above:

The existing pool equipment shed located on the east side in the backyard of the property, has water runoff from the eavestrough onto the backyard of 154 Davidson Drive, which has caused flooding on several occasions. Furthermore, given the grading slopes east from 162 Davidson Drive, any water runoff from 162 Davidson, runs into 154 Davidson Drive. In view of the flooding issues, allowing for a reduced encroachment limit would exacerbate the drainage problems and continue to cause floods to 154 Davidson Drive.

This situation also applies to the garage structure. Given the natural grading of the lots in the area, the encroachment should not be reduced as it will increase the eaves and ground level runoff to the east side. Considering the extensive hardscaping of 162 Davidson and other lots to the west, provisions should be made for proper storm water drainage in order to prevent flooding of the east side properties.

We have submitted a request for decision notification.

Attachments included:

- Notice of Hearing Minor Variance Application A109/24 (full notice document).
- Request for Decision A109/24.

We thank for the committee for their consideration of the above. If there are any questions, please let us know.

Anne Angelini

