

From: [REDACTED]
To: [Committee of Adjustment](#)
Subject: [External] Opposition to Minor Variance Application A146/21
Date: Tuesday, August 10, 2021 3:34:47 PM

Hello, Please consider this my submission to oppose the Minor Variance Application A146/21.

My name is Nello Corsetti, I live at 79 Blaine Street, Woodbridge, L4L 7T9. My house is directly opposite and across the road from the subject site.

One of the variances being requested is to permit the construction of a proposed commercial "industrial building with employment and ancillary uses". The exiting bylaw 1-88 a.a. does not permit industrial use for good reason. Although the property's address is 326 Jevlan Drive, the proposed building is on the east side frontage of Weston Road. There are no "industrial" buildings on the East side of Weston road anywhere north of Highway 7. That strip of land (kilometer and kilometers) is primarily commercial. It acts as a buffer between the residential houses immediately to the west of Weston Road and to the industrial area east of Jevlan Drive.

The applicant does not state exactly what type of industry is being planned. As a resident, that's worrisome. What are we going to experience in terms of noise, smells, lighting and truck traffic? For example if one looks at the site plan, you will see that there are two driveways into the property from Weston Road. Then you will see there are four truck loading docks - two on the south side of the building and two on the north side. The orientation of the driveways and the loading docks are such that the trucks will enter from Weston Road and back-up into the loading docks. The residents immediately west of, and across the street the building, will be hearing trucks on an ongoing basis. Again, that's one of the the reasons exiting by-law prohibits industrial, or "Employment Use".

The application is not for a minor variance. It is for a major change in the by-law and land use of the property which will cause major disturbance to the residents. The fact that we don't know what kind of industrial activity will take place is troubling.

I understand that the City's Development Services has also expressed concerns with the application and is recommending against approval. I support the objections of Development Services.

In closing I am opposed to the application for the above reasons and ask the Committee of Adjustment to deny the application.

Thank you for your consideration.

Nello Corsetti
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