

PINEWOOD ESTATES RATEPAYERS' ASSOCIATION

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December 6, 2021

Ms. CHRISTINE VIGNEAULT  
Committee of Adjustment Secretary-Treasurer & Manager, Development Services  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Re: Letter of Objection  
167 National Drive, Vaughan Ontario  
Consent Application No.(s) B006/21, B007/21, B008/21, A117/21, A118/21, A119/21,  
A120/21, A121/21

On behalf of the membership of the Pinewood Estates Ratepayers Association, we have reviewed the reports of the TRCA and the City of Vaughan Development Planning Department, as well as other materials available to us and wish to herein file our strong opposition to the proposed severance and development of the subject lands as outlined in the above-noted Application(s) by the owners.

This Association is adamantly opposed to Vaughan Committee of Adjustment and/or City Council granting approval of the severance herein referred to, including, but not limited to the following:

The subject lands are currently within a Natural Heritage Network within the erosion hazard and are within a significant woodland feature with mature trees, associated undergrowth, and hazard lands including a steep slope from the valley corridor that traverses the eastern portion of the lands.

The immediate area only contains 9 lots within the National Drive Subdivision, eight of which are developed with either one-storey or two-storey single detached dwellings. The area is designated low-rise residential by VOP 2010. The associated Sub-division agreement for Plan M-1800 was registered in 1976, and contains the following clauses under Section B.28 – Environmental Protection:

*“The owner shall not construct any buildings or structures of any kind, other than those necessary for erosion control within the steeply sloping treed area of lots numbered 28 – 30 and 63 – 69m all inclusive, i.e., beyond the no development line referred to in paragraph A.3.1 (a).*

*The owner shall neither place or remove of any kind, whether originating on the site or elsewhere, nor alter any existing vegetation without the written consent of the Metropolitan Toronto and Region Conservation Authority."*

The subject lands, being Lot 65, Plan M-1800, are subject to the above clause and restrictions which recognizes, amongst other things, the hazard presented by the steep slope on the subject lands. Several concerns have been identified by Vaughan's Development Planning Department, as well as the Toronto and Region Conservation Authority (TRCA) regarding the proposed severances from a policy and technical standpoint. The concerns raised were identified through consultations conducted with the previous and current landowners of the subject lands prior to submission of the Applications, in an effort to determine the feasibility of development on the subject lands.

This Application would require an Official Plan Amendment and a Zoning By-law Amendment application. This Application should never have been accepted at Committee of Adjustment. It is entirely outside its scope of authority.

As the lands are contained within the TRCA regulated area, due to the valley corridor associated with the Humber River that traverses the eastern portion of the subject lands, any development or site alteration within the TRCA Regulated Area requires a permit from the TRCA in accordance with Ontario Regulation 166/06.

The TRCA identified hazard constraints associated with the steep slope of the subject lands and subsequently delineated and confirmed the on-site natural features, hazard limits and physical top bank on April 17, 2019. A resulting report was established by the TRCA which consists of a small, flat, tableland area centrally located on the subject lands that could potentially accommodate only one (1) single dwelling. The Applications do not comply with the Living City Policies ("LCP") of the TRCA given the subject lands are nearly entirely within the Natural System as defined under the LCP.

Notwithstanding the foregoing, the potential of establishing 5 narrow lots is inconsistent with the Official Plan designation of "Natural Areas" and the Zoning By-law minimum frontage standards and allowable lot areas. The subject Application is not only out of character with the immediate lots and homes on National Drive, as well as all the surrounding communities. It does not comply with numerous criteria, requirements of the various authorities and would be in breach of the several registered Agreements, which it thereby does not even meet the general intent. Furthermore, similar to the Subdivision Agreement of Pinewood Estates, no lot is allowed to be severed. Each lot was subdivided in such a way for obvious reasons.

As such, on behalf of the residents and neighbouring Pinewood Ratepayers Association, we are hereby requesting that the Vaughan Committee of Adjustment provides no consideration whatsoever to these Applications, and as a result, strongly suggest DENIAL.

on behalf of Pinewood Ratepayers Association

Phyllis Santone  
President, Pinewood Estates Ratepayers' Association