

Consent Applications B006/21- B009/21 (inclusive)and Minor Variance A117/21-A121/21 (inclusive)

I request and wish to make a virtual deputation to this file.

Name- Randy Melchior

Status – Resident of 160 National Drive

Purpose- to oppose this application in its entirety

1. I live with my wife Pasqua Melchior directly across the road from the top end of this site and have lived there for some 25-plus years. We bought our home knowing that this street/enclave was a dead end cul-de-sac street with estate lots of 1 acre or greater as divided and approved by Zoning RR9(178) and was subject to the provisions of Exception under By-law 1-88 as amended. The Official Plan designation as it stands is 2010 (VOP 2010): Natural Areas” as stated in your notice.
2. All houses existing on the street are in conformance of this bylaw save and except this lot in question which has been vacant and heavily treed for as long as I have lived there .
3. It was purchased some time last year by the applicant and we were looking forward to see and co-operate with our supposed new neighbor (singular) as one lot as it exists.
4. To our surprise earlier this spring/ summer machines came and started culling out huge amounts of trees. We assumed that permits were given to allow this BUT after meeting one of the new owners, Carmelo Calabro, out on the street one morning I inquired if he had a permit for this. At first he said yes...then he retracted and said he had an arborist report only that confirmed what trees were removable. To say the least I was surprised. I asked his intent and he said he was going to apply for 5 lots of which I replied we would not support that at all for the following reasons:
 - A. is a special designated zoning in keeping with the surrounding homes and should follow the same rules as all havewhich it is not.
 - B. National Drive, itself, climbs a large hill and then descends downhill to the bottom of the cul-de-sac having a deep elevation drop. This is important because there is a sanitary sewer that comes up to the top of the hill and stops at my driveway at 160 National Drive (please see you Notification Map) and is available to Lots 121 135 136 and 160 ONLY, as these lots paid their share of cost at inception, and are allowed to connect into. All lots below this end point are on septic beds. I do not know if the other lots are allowed to pay their share to hook into this sanitary as of today, but the cost would be prohibitive, I believe, AND more importantly would require some form of a pump or pumping station and possible detention tanks due gravity flow not available to the existing sanitary. This becomes very important, due to the fact that years ago Vaughan had sent all residents on the street notice that septic beds would only be allowed on lots of 1 acre or more. All lots, including this singular lot prior to this Application, are over 1 acre and qualify to have their septic beds. This Application however makes no mention of this

and would not qualify for septic beds due to the hugely reduced size of the lots proposed that are well under 1 acre in this Application. In fact they are more than 40-50% smaller than all other lots on the street. Hardly a minor variance.

C. As I send this, the staff report has not been received yet, but I expect the next issues with this application that have not been addressed yet, would include the following:

- i) The Conservation authorities' position on this Application, which will confirm the top of the bank and setbacks necessary thereof....tree removals allowed or not (hopefully not taken out improperly already)... below top of the bank the necessary soil, bank erosion protection, and tree protections as this lot existing has areas of deep drops in the rear/back side down to the golf course. This will clearly be impeding on the size and type of the house that can fit on these 5 lots of different shapes and sizes. This would obviously completely change the street as a whole from what it was always intended to be. By the time all set backs are applied, we could be left with very inconsistent/ inappropriate homes that would not be in keeping with the streets existing zoning and intent.
- ii) How septic beds, legally, can legally be applied here with lot sizes too small for them the meet the bylaw.
- iii) If connections to existing sewer at the top of the hill were allowed, we need a design first to see if it is functional (and at what cost to the City, if any). Also, will the existing sanitary have the capacity to handle this demand? Lastly, on a personal note, I would not give up the right or capacity I have to connect to the sanitary existing as my home has already paid for this right (160 National Drive) years ago.
- iv) Naturally, all other Departments such as Parks, Transportation and Works, Parks input would be needed prior to any severance being functional.

D. This Application is NOT a Committee of Adjustment Application AT ALL. IT would require REZONING APPLICATION WITH COMPLETE CIRCULATION at the City with an OPA to follow to be properly considered PRIOR To ANY LOTS BEING SEVERED. Just imagine the legal issues that would arise should you sever these lots without proper zoning approvals.

E. The precedence you would be setting here could upset the whole character of the Pinewood Estates ratepayers' homes and surroundings, and could cause multiple Applications to sever pieces of properties off existing home in the future. The zonings existing are ones established for these residential areas' CHARACTERS and should not materially change.

F. National Drive has been an established street for decades, and all owners have abided by the zoning existing and expect the same from all.

G. Please know that my wife and I are not against this treed vacant property being developed as per its intended zoning and look forward to wishing the new owner(s) to our street in the same manner that it was zoned and intended for.

I thank you for taking my deputation and look forward to addressing you virtually of the same.