

Applicant #L01 E1 GEN Permanent Entrance from Aurora Rd. to 2 Percy Wright Rd. Property

BRIEFING NOTE

Issue:

Application for a Permanent Entrance directly from Aurora Road to 2, Percy Wright Road in order to service and provide maintenance to a woodlot. (Reference Appendix 1)

Background :

- May 21, 2010. Application For permanent Entrance made.
- May 25, 2010 Application rejected by Joseph Petrungaro, Manager, Road maintenance.
" Due to the increasing traffic on Regional Roads our policy is to allow one entrance per property. The only exception to this policy is if there is a natural physical barrier, for example a creek or marsh area that does not allow access from the existing entrance to the field or area required. Therefore, we cannot approve your application for a second entrance."
- July 21, 2010 Rejection letter finally received.
- July 21, 2010 requested appeals procedure from Joseph Petrungaro.
Thank you for your letter dated May 25, 2010 denying my application for a Permanent Entrance off Aurora Road at 2 Percy Wright Road. I am still at a loss to why this was rejected when it certainly will **not** increase traffic on your regional road. I need entry to the back of my lot and at present am unable to access it because of a forest of Muskoka Pines.
The only other alternate would be to cut down part of the forest in order to gain access.
Please advise what steps I need to take in order to appeal this decision.
Ps. My neighbours are putting in an asphalt drive way at present, and it would appear that I have access over the municipalities allowance and thus would only need your approval to gain access to the rear of my lot.
- October 1, 2010. Follow up e-mail.
"Any news on the above application. I have telephoned Tom McPherson on several occasions but no response."
- Oct 5, 2010. E-mail from from Thomas M. MacPherson
"We have completed another site review of the proposed location of the permanent entrance at 2 Percy Wright Road. **A second entrance off of your property will not create a significant increase in traffic on Aurora Road**, however, due to increasing traffic on Regional roads from continuing development and expansion in the Region, York Region does not allow more than one entrance per property. As your property currently has an entrance off of Percy Wright Road we cannot approve your application for a second permanent entrance."
- October 5, 2010 E-mail to Thomas M. MacPherson
"Thank you for e-mail dated October 5, 2010.
I still have a problem with accessing my rear yard."

Your statement "A second entrance off of your property will not create a significant increase in traffic on Aurora Road," appears to contradict your decision.

My reason for the appeal was that I need entry to the back of my lot and at present am unable to access it because of a forest of Muskoka Pines.

In the letter dated May 25, 2010 denying my application for a Permanent Entrance off Aurora Road at 2 Percy Wright Road, it stated that the only exceptions to the one entrance was when a land owner could not access his property due to a physical barrier, i.e., lake, in my case it is a forest.

The only other alternate would be to cut down part of the forest in order to gain access.

Is this your recommendation?

- November 3, 2010 E-mail

"To date I have **not** received an adequate explanation from Thomas M. MacPherson why the application was rejected or a procedure to appeal his decision.

Could you please outline how I can bring this forward to Council for consideration; do I file a "Notice of Motion" with Council in order to appeal the ruling.

Kathleen Llewellyn-Thomas, Commissioner Transportation Services became involved and promised to look into the matter.

- December 14, 2010 Kathleen Llewellyn-Thomas response,

Thank you for your patience in awaiting my review of your request for a permanent access from Aurora Road in the rear of your property at 2 Percy Wright Road. I understand the purpose of the driveway entrance you have requested would be to allow you access to the rear of your property for the purposes of woodlot management.

In considering whether to permit the access I have taken into account the safety and operation of Aurora Road and have concluded, by agreeing with my staff, that a temporary two-year access is reasonable in the circumstances.

The two-year temporary access will allow you 48 months in which to access your property to manage the woodlot and will allow my staff time to evaluate the operation of Aurora Road traffic to determine the affect, if any, of the driveway. We will review the temporary access again in two years.

- Gregory Moorby's response: December 14, 2010 (See Key Points below.)

Key Points:

A 2 year temporary access was discussed with Tom MacPherson in October 2010 and rejected by myself for the following reasons:

1. A substantial capital Investment of \$5000 for the construction of a temporary access for only two years is not financially viable.

2. The Woodlot is not going away, and will require continued maintenance work, thus the request for a Permanent Entrance.

3. In a previous e-mail dated October 5, 2010 by Mr. Tom MacPherson it was already stated that " A second entrance off of your property **will not** create a significant increase in traffic on Aurora Road."

Thus "The two-year temporary access will allow you 48 months in which to access your property to manage the woodlot and will allow my staff time to evaluate the operation of Aurora Road traffic to determine the effect, if any, of the driveway." appears irrelevant.

4. Exceptions to the one entrance were when a land owner could not access his property due to a physical barrier, i.e., lake, in my case it is a forest.

5. My neighbours are putting in an asphalt drive way at present, and it would appear that I have access over the municipalities allowance and thus would only need your approval to gain access to the rear of my lot.

Recommendations:

Approve the application:

For a Permanent Entrance from Aurora Rd. to 2, Percy Wright Road Property.

* * *

Prepared By: Gregory Moorby,
Phone No.: 416-338-1305
E-mail: gregory.moorby@gmail.com

Circulated to: Members of the Transportation Services Committee.

Contact for further information: Gregory Moorby,
Phone No.: 647-298-1305
E-mail: gregory.moorby@gmail.com

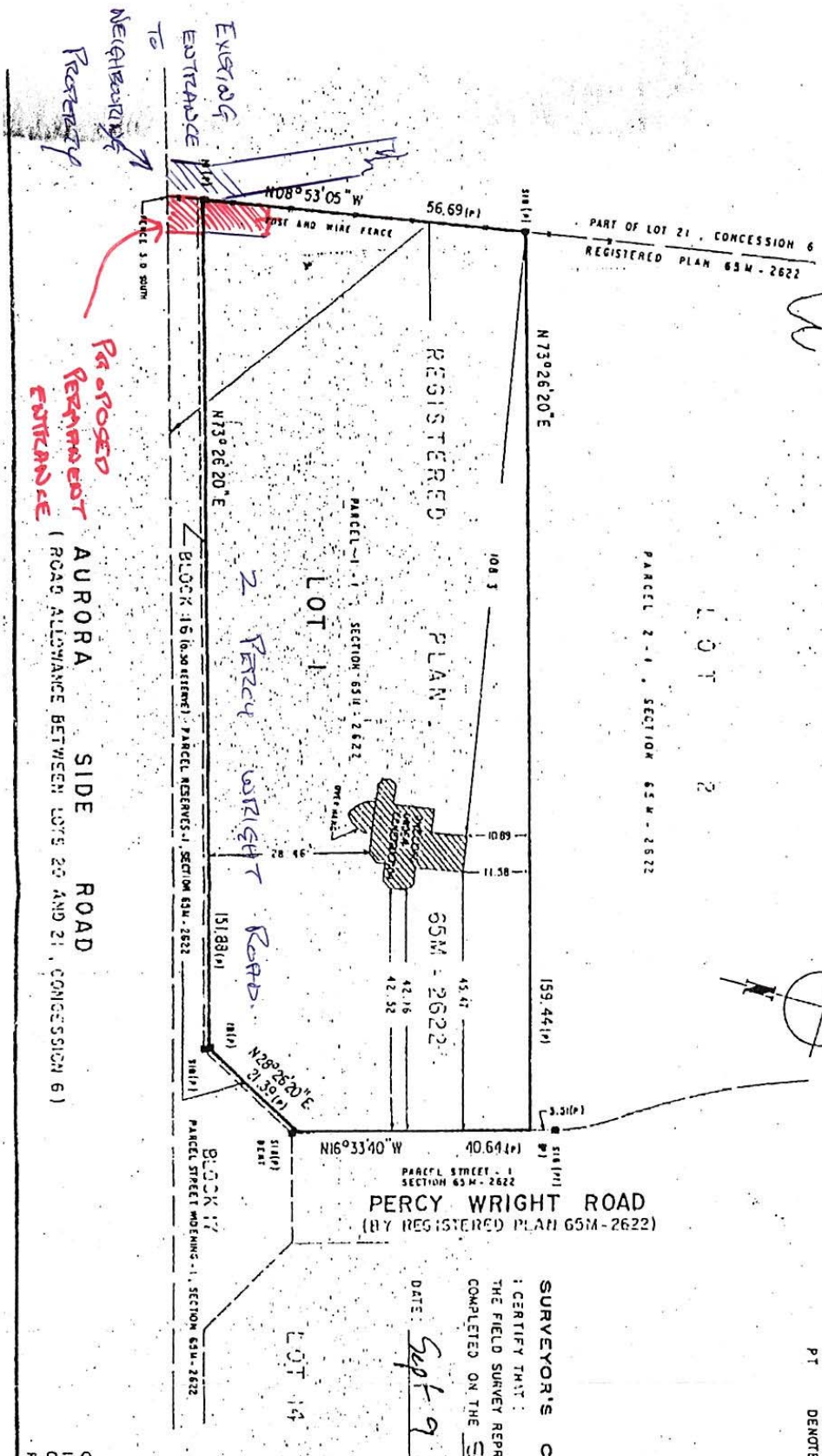
Date: January 11, 2011

ATION OF ONTARIO
D SURVEYORS
SUBMISSION #
076856

SURVEYOR'S REAL PROPERTY REPORT
PART I
PLAN OF LOT 1, REGISTERED AN 65M-2622
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK

OTTO ERTL - OLS. 1996
© COPYRIGHT

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



PART 2
NO REGISTER

NOTES

BEARINGS ARE
THE WESTERLY
HAVING A BEARI
WITH REGISTER

PT	DENOTE
P	DENOTE
18	DENOTE
SIB	DENOTE
SIB	DENOTE
PT	DENOTE

SURVEYOR'S C

I CERTIFY THAT:
THE FIELD SURVEY REPORT
COMPLETED ON THE 5

DATE: SEP 5