

Teresa and Peter Lancia  
176 Village Green Dr.  
Woodbridge, Ontario  
L4L 9G9



May 20, 2022

City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, Ontario  
L6A 1T1

**VIA EMAIL ONLY** – [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

Attention: Clerks Department

**RE: Proposal of Anthony and Josie Abate File # A111/22 of 15 Windrose Court, Woodbridge, Ontario; Requesting relief from the by law to permit the construction of a proposed cabana in the rear yard**

Dear Clerks Department

We are residents that live adjacent to the side yard of the applicant and are strongly opposed to the proposed cabana the applicant is seeking. This letter is hereby submitted to express our strong opposition to the above-referenced proposed cabana, based on the following facts:

1. The allowance of such a structure to be built goes against numerous City of Vaughan By-Laws, including size, height and encroachment and should not be allowed. The square footage is excessive and not necessary for pool equipment. The structure is massive and encroaches on my backyard view, not allowing sight or air flow.
2. The measurements in the submitted drawings by the applicant do not match the currently constructed stud walls and to the requests in the minor variance application. The drawings state the pool equipment will be outside the structure on a concrete pad, yet there is an additional partition constructed in the area of the proposed pool equipment. This is a discrepancy in the requested variance #1/#7, now requiring a minimum rear yard of 0.6 metres, down from the requested 2.16 metres and a discrepancy from requested variance #3/#10 increasing the overall area of the structure, and increasing the maximum requested lot coverage for structures on the property. The drawings also state the walls of the structure are to be 2.64 metres high with an additional 0.81 metres required for the roof. Currently, the constructed walls appear to be roughly 3.0 metres high on their own, with an additional height for the proposed

roof will put the total height of the structure to 3.8 metres which is above the variance requested #4 of 3.1 metres and the proposed drawing height of 3.46 metres.

3. A minimum side yard of 2.4 metres is required for the cabana which exceeds 2.8 metres in height, and the applicant is asking for 0.6 metres to our lot line. Unfortunately, 0.6 metres is not sufficient space for this massive structure in height to be so close to our rear yard. We question the ability the applicant has to construct a cabana of this size and height with only 0.6 metres between the communal fence and the structure wall. The current cabana that the applicant has built thus far is too close to my rear yard. Therefore, this structure needs to be moved away from our property line. It is not allowing for proper drainage between the two lots. The applicant has mounded soil up against our communal fence and not allowing for drainage between the two lots currently. The back of my property is currently swampy and soaking wet because of this applicant's illegal structure that they have built to date.
4. We would like the City Clerks Department to be made aware the current structure built by the applicant is completely unstable and unsafe of a structure. The proper footings for the existing walls and proper pile supports have not been done during the construction. The structure thus far has not been inspected and we as neighbor's fear for our safety that the structure the applicant has thus far built is not following correct building practices and codes. All the wiring and required plumbing for the cabana and pool was buried in our communal soil, again causing issues to our fence, since the soil is piled up against it, making the fence rot with moisture.
5. The applicant is building a kitchen, a bathroom, and rec room in the accessory building. We understand the need for a cabana when you install a pool, but be reasonable, and considerate. Why do you need to construct a cabana 3 metres high, not including the roof, and so large in area? This accessory building is supposed to be for pool equipment, not an entertainment building that has higher ceilings than the dwelling itself. A structure of this size is not suitable for a subdivision lot. These are not estate lots and therefore should not be allowed on such properties.
6. If this is the kind of structure that will be allowed by City of Vaughan then the applicant needs to build a taller fence so we don't have to look the cabana in the sky from our backyard or plant trees or shrubs taller than the existing fence, and all soil conditions need to be addressed so that our property and fence are not suffering from the structure that has been erected to date.

This is a reckless request and we as neighbours to the adjacent lot are strongly opposed to such a proposal. We are aggravated with the Department of Development Planning and their decision to recommend approval without conditions of this application considering that it goes against so many by-laws. What is the purpose of

by-laws if all you have to do is pay for application of variance you get to build what you like?

This impacts our community and sets precedents for more people like this, to build such massive structures in their backyards. The applicant is irresponsible as they went ahead and started to build their unstable unsafe structure without permits from City of Vaughan.

**WE WILL NOT SUPPORT THIS APPLICATION AND ARE STRONGLY OPPOSED TO IT.**

Regards,  
Teresa and Peter Lancia

c.c. [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

c.c. [Maurizio.bevilacqua@vaughan.ca](mailto:Maurizio.bevilacqua@vaughan.ca)

c.c. Michael Tibollo, MPP, Vaughan-Woodbridge