

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] Oppose to Application - B014/21 160 Monsheen Dr  
**Date:** Tuesday, July 5, 2022 8:27:51 PM

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Attn: Committee of Adjustment

From: Sam & Cheryl [REDACTED] Tayok Drive, Woodbridge, Ontario, L4L 2N2

Our position remains unchanged from our previous opposition to this application (B014/21)

We would like to oppose the application submitted by Concetta Petrucelli-Defina to sever the lot at 160 Monsheen Drive.

In 2016 we owned a large home in Thornhill however after eight years, we came to realize that although we loved the design of the house; it had little property, had very little footage between homes and was located on a street that grew busier by the year.

It was time to move however noting this would likely be our final move, not just any area would do, it had to be perfect!

We saw house after house in various areas before accidentally stumbling across the small community of Seneca Heights.

We were instantly drawn to the beautiful characteristics of this quiet community with its mature tree's, large lots and unique homes.

At this point, we had no interest in looking elsewhere, we were determined to make Seneca Heights our home.

We were thrilled when [REDACTED] Tayok Drive became available. Although the home itself was too small for us and in need of much work, it was a beautiful large property surrounded by nature.

After reviewing our options, we decided to invest in a rebuild. Between the original purchase and costs associated with the build, we spent much more than we had anticipated however we were confident this community would not only hold it's monetary value, but hold its many beautiful characteristics for years to come - each one equally as important as the other.

It is our opinion that a lot severance would not only negatively alter the visual characteristics of our beautiful community consisting of only 64 homes, but also devalue the remaining homes.

It would also seem to contravene the City of Vaughans Official Plan - 2010, specifically Section 9.1.2.3. This policy would state that lot sizes should equal or exceed the frontages of their adjoining lots, that new lots should be consistent with the size of adjacent lots, setback should also maintain the established pattern. The application for severance would appear incompatible with the established built form and character of the neighbourhood.

Also, if severing of this lot were approved, we are concerned it would set a precedence in our small community with more to follow and the beautiful community of Seneca Heights, one of the few mature established communities left in Vaughan would slowly be lost.

We thank the Committee of Adjustment for giving consideration to our opposing comments.

Can you please confirm receipt of my email prior to the hearing Thursday July 7th so I know it has been received.

Thank you,  
Sam & Cheryl [REDACTED]