

**From:** [Monica Fiorini](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** [External] Re: A173/24 (40 Appian Way) - Public Notice  
**Date:** Wednesday, December 4, 2024 11:52:19 AM  
**Attachments:** [image001.png](#)

---

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning

We have reviewed the application to the Committee of Adjustment for 40 Appian Way and would like to reiterate what we have said from the first home being built in these infill lots on Appian Way. It was agreed by the Committee of Adjustment in 2017 to keep the setbacks and height requirements of our area as the original R1 from schedule A By-Law 1-88. The application should adhere to the front set back of 7.5m and the rear 7.5m with the interior side at 1.5m and exterior side 4.5m and maximum lot coverage of 35m and maximum building height of 9.5m. The maintenance of the character of our community should be upheld. The lot in question is not a deep lot and the maintenance of the lot coverage and set back is very important due to it affecting other neighboring lots that are also not deep and therefore creating a tunnel instead of a breathing sanctuary in the backyard. These are the characteristics of our area.

We are concerned that the height and setbacks will infringe on our neighboring properties. The height is a major concern as I have stated before, being the corner lot as is #34 Appian Way. 40 Appian Way's drawings are showing higher than any house in our area due to the basement ceiling being above ground level and an added space between the 2nd floor and the roof/dormer area. We are concerned that this building will look like a box.

There is a precedent already in this area and we request you continue to honor what was already decided for our community.

Thank you.

Regards,  
Monica Fiorini  
116 Appian Way  
Vaughan, ON  
L4L 8Y4

On Thu, Nov 28, 2024 at 3:10 PM Committee of Adjustment Mailbox <[cofa@vaughan.ca](mailto:cofa@vaughan.ca)> wrote:

In follow up to the email below, please find attached the Committee Report for A173/24.

[The report is also available on the City's website.](#)

Best Regards,

Committee of Adjustment, City of Vaughan

[Cofa@vaughan.ca](mailto:Cofa@vaughan.ca)

905-832-8504

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

**When responding to this email please copy [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**

---

**From:** Committee of Adjustment Mailbox

**Sent:** Friday, November 22, 2024 3:20 PM

**Cc:** Committee of Adjustment Mailbox <[cofa@vaughan.ca](mailto:cofa@vaughan.ca)>

**Subject:** A173/24 (40 Appian Way) - Public Notice

Given the Canada Post strike, the City will be utilizing provisions in the Planning Act that allow statutory notices to be posted on the City's public notice webpage. You can access and view these notices here: [Public Notices | City of Vaughan](#)

Please be advised that Minor Variance Application A173/24 (40 Appian Way) is scheduled for the December 5, 2024, Committee of Adjustment hearing. Attached is the public notice (NOH) as well as the plans and drawings (SCHEDA) submitted with the application.


The Committee Report for this application will be available on the City's website on Friday, November 29. The report will contain staff/agency recommendations, public comments received to date, and all plans and sketches submitted with the application. If you wish to obtain a copy, please visit [Vaughan.ca](http://Vaughan.ca) or email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

Here is more information regarding public participation in this process:

### **WRITTEN SUBMISSIONS:**

If you would like to provide the Committee with your written views on an application, please email your comments to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than noon on the last business day prior to the day of the scheduled hearing. Please note that your comments will form part of the public record (see information below regarding public record).

### **PARTICIPATION:**

If you would like to speak to the Committee on an application, please email attached  [Request to Speak Form](#) to [cofa@vaughan.ca](mailto:cofa@vaughan.ca). The deadline to submit this form is noon on the last business day prior to the scheduled hearing. If you are participating remotely, please be sure to include a summary of your comments so that in the event of a technical difficulty your position can be communicated to the Committee.

If you are participating remotely, you will be emailed a link to participate in the hearing on the day prior to the hearing.

Please note that presentations to the Committee are limited to 5 minutes in length and the meeting is audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must submit a request for the decision by email, including your full name and mailing address. In the absence of a written request to be notified of the Committee's decision you will not receive notice.

**IMPORTANT CHANGES TO THIRD PARTY APPEAL RIGHTS** The Provincial Government has amended the Planning Act and generally removed rights of third parties to appeal Committee of Adjustment decisions. As of November 28, 2022, only the applicant, the Minister of Municipal Affairs and Housing, specified persons and public bodies (as defined in the Planning Act), are permitted to appeal decisions of the Committee of Adjustment.

Best Regards,

Committee of Adjustment, City of Vaughan

[Cofa@vaughan.ca](mailto:Cofa@vaughan.ca)

905-832-8504

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

**When responding to this email please copy [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and

permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

--

Privilege/confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case you should destroy this message and kindly notify the sender by reply email.