

September 29, 2020

Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario

Dear Members of the Committee of Adjustment:

As a homeowner on Napa Hill Court, I am writing to share my serious concerns with the Minor Variance Application A064/20 submitted by homeowners of 92 Napa Hill Court requesting relief from By-law 1-88 to build a swimming pool and a change/mechanical room in their back yard.

My concerns are as follows:

1. My spouse and I are the original homeowners of our home on Napa Hill Court. We purchased the home from the builder Aspen Ridge. At the time of purchase we paid a hefty premium to buy a house on a lot backing on the Sugar Bush. We paid the premium with the understanding that the City had strict by-laws in place and that it would uphold these by-laws to protect the forest and the wildlife and ensure the quiet and peaceful enjoyment of the backyard by homeowners/residents on Napa Hill Court.
2. The lot sizes are small and the distance between houses on Napa Hill Court are very small and not conducive to having a pool in the backyard. A pool and associated mechanical equipment with a pool will significantly increase the noise level and interfere with the quiet enjoyment of the backyard by neighbouring residents. Earlier this summer, my neighbour had their roof replaced. Months later, we still have remnants of their roof in our backyard and on the window sills of our house. I share this only for the purpose of making a point about how close the houses on Napa Hill Court are and that a pool would greatly inconvenience neighbours on a regular basis during the summer months when backyards are mostly used and enjoyed.
3. The applicant's request for a minimum rear yard setback of 1.0 m to the proposed pool is a significant variance and represents an 87% reduction to the minimum rear yard setback requirement of 7.5 m. Furthermore, the applicant's request for a 1.0 m rear yard setback is in fact even less than the minimum 1.5 m rear yard setback for a home on a regular/standard lot.
4. The applicant's request for a maximum height of 2.75 m for the accessory structure (change room/mechanical room) in the backyard will interrupt and limit the breadth of the view of the forest by neighbouring residents.
5. Finally, the decision by the Committee of Adjustment on this matter can be precedent setting. A decision by the Committee to waive the by-law requirements and grant the applicant's request will lead to more minor variance applications for swimming pools on Napa Hill Court. A decision to grant relief from the by-law will change the peaceful and quiet character of Napa Hill Court. I request the Committee to consider the interests of all residents of Napa Hill Court when making a decision on the applicant's request.

Thank you in advance for your serious consideration of my concerns.

Sincerely,
Versha Prakash