

Date: Feb. 03/2021

To: City of Vaughan Office of the City Clerk – Committee of Adjustment 2141 Major Mackenzie Drive,  
Vaughan, ON L6A 1T1

From: Frank Ferraro 163 Cupola Crescent, Woodbridge, Ontario, L4H-3G3 [REDACTED]

Subject: Oppose application File#A060/20, 66 Sand valley street, Maple.

Applicant: Gennady and Olga Stepanov

Date of Hearing: Feb.04/2021 6:00pm

Dear committee members of the City of Vaughn;

Please consider this letter as my opposition to the approval of this minor variance application. As you are aware by-law I-88 like all other by-laws are put in place to give guidance to residents when they alter the lands adjacent to their properties. It was also created to protect current and new residents in respect to their surroundings. Its common knowledge, now a days, that if you consider building a large deck that takes up most of your rear yard or widen your driveway as to remove all the grass, you would understand that some questions need to be asked at the city level or that a permit would be required.

It is clear that the applicant new before they began their two projects that they were in violation of the bylaw otherwise they would have applied for the proper permits which not only address the size, set back requirements as per by-law I-88, but also address the issue of whether the structure has been constructed safely to stand on.

As a resident of Vaughan for over 30 years, I feel that these types of variances should not be tolerated any more. If the by-law has been violated it should be denied. Most times applicant know that they are in violation of the by-law but they continue anyways. As a city we need to send a clear message.

The said lands have two violations not only one. The rear set back is 3.78m rather than the by-law required 7.5m. That is almost 50% abusive. How about the neighbours behind or the residents that will move in one day? They have no privacy. The applicant will be able to see what the rear home is having for dinner that night. As for the front violation, greening Vaughan has been a priority in the city for many years. If everyone on Sand valley street does the same and remove all the grass what will the street look like? A cement and car parking lot.

For the above reasons and in large part on the residents of 66 Sand Valley street full knowledge that they were aware of they were violating by-law I-88, I ask the committee of adjustment members to deny this application.

Kind regards,

Frank Ferraro