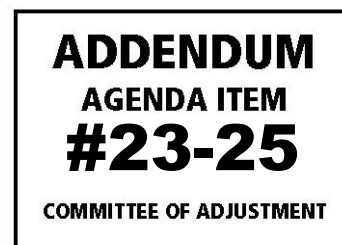


Louie Loberti & Silvana Colosimo
14 Napier Street, PO Box 211
Kleinburg, Ontario
L0J 1C0



May 23, 2013

Mr. Todd Coles, Secretary Treasurer
Committee of Adjustment
City of Vaughan

Sent Via Email

**Re: Application #'s B008/13, A135/13 & A136/13
376 Stegmann's Mill**

We are the owners of the house at the address above, which is directly north of the applicant's property and would garner the greatest impact from the proposed development.

We have met with the applicant's representatives since this application was originally scheduled to be heard at Committee of Adjustment on April 11 2013, and are generally satisfied with the revised plan.

In our letter of opposition for the initial design (attached for reference), we highlighted a number of concerns that could arise through the Site Plan Approval and Building Permit stages dealing specifically with the interface between the applicants property and our home, being the shared property line. Understandably, the applicant has yet to consider many of these items as the building design is yet to be completed.

We are not in opposition of this application provided there are some assurances from the City of Vaughan that we as the direct neighbor are notified of and able to participate in the Site Plan Approval process for this newly created lot.

The plan before you makes no reference to details that would concern any neighbour such as driveway and garage location/orientation or property line treatment (hedges/ fences etc). Also, the building envelope shown is approximately 38%, whereas the zoning by-law requires 30%, where the envelope is reduced is of great interest to us, as we would like to maintain some view to Stegmann's from the front of our home. Please refer to attached sketch illustrating our preference for area we would like to see pulled back.

It is not uncommon for the Committee of Adjustment to impose a condition requiring the applicant to work with neighbours in applications of this nature. Should this application be approved, this is our only request. This application may appear to be a simple lot creation application on the surface; however the possible impacts have the ability to negatively impact our quality of life and investment in this neighbourhood.

Regrettably, we are unable to attend tonight's meeting but would like to formally request a notice of decision through this letter.

Thank you,

Louie Loberti

