

**ADDENDUM**  
**AGENDA ITEM**  
**12**  
**COMMITTEE OF ADJUSTMENT**

**RECEIVED**  
**MAR 25 2014**  
**VAUGHAN COMMITTEE**  
**OF ADJUSTMENT**

**Gaetano Franco**

**From:** Gaetano Franco <gaetano.franco@castlepointinvestments.ca>  
**Sent:** March-24-14 8:30 PM  
**To:** 'CofA@vaughan.ca'  
**Cc:** Dolores Franco (franco4@rogers.com)  
**Subject:** Committee of Adjustment Application # A063/14 - 46 Cromdale Ridge  
**Attachments:** 20140324081511.pdf

Dear Committee of Adjustment Members,

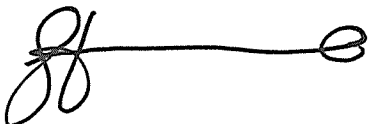
I am submitting the attached letter dated March 15, 2014 regarding the upcoming Committee of Adjustment meeting scheduled for March 27, 2014 in relation to Application # A063/14 on behalf of Filippo Franco (my father) who resides at 54 Cromdale Ridge legally described as Lot 14 on Plan 65M-2604 (property located immediately to south of 46 Cromdale Ridge).

The attached letter dated March 15, 2014 has been provided to Ms. Bonavota (delivered to the applicant on March 17, 2014) at 46 Cromdale Ridge, and identifies six key points and concerns in relation to the proposed pool and cabana construction which have been brought to the attention of Ms. Bonavota.

We wish for consideration to be given by the Committee of Adjustment to these six key points and concerns such that they may be addressed prior to the approval of this proposal.

WE WISH TO REQUEST NOTICE OF DECISION BE PROVIDED TO US ON THIS APPLICATION, WHICH CAN BE MAILED TO:

FILIPPO FRANCO  
54 CROMDALE RIDGE  
WOODBRIE, ONT.  
L4L 8C9.



GAETANO FRANCO.

ON BEHALF OF FILIPPO FRANCO.

March 15, 2014

To: Ms. Lori Bonavota – 46 Cromdale Ridge

From: Filippo Franco – 54 Cromdale Ridge

RE: Committee of Adjustment – application #AO63/14

These are the issues which need to be addressed to Filippo and Dolores Franco regarding the proposed CABANA and POOL project at 46 Cromdale Ridge, Woodbridge, Ontario as presented to the City of Vaughan under file # AO63/14.

1. The drawings provided to us have a proposed fireplace; however, it is not showing where the fireplace would vent out.  
Also the pool heating units do not show venting location please clarify.
2. The peak of the roof is at 11.5ft in height, the by-law calls for 8ft max. We are willing to accommodate at NO HIGHER than 9.5ft at highest point.
3. The cabana setback is 2ft with the roof at 1ft from fence. We are requesting the cabana setback be 3ft from fence, this is to accommodate the soffit and eaves trough not shown on drawing provided and which would add a further 1ft to the distance to the property line. The eaves trough should be connected to a down pipe to carry water to the street.
4. The 3ft wide zone between cabana and fence should have the subsoil graded to create a swale 1ft from fence and then be surfaced with well-draining granular material ( river run or clear stone ) this area should also be connected to drain pipe to direct flow to the street.
5. As previously discussed and agreed upon please do not plant evergreen hedge between the cabana and the house as this will create a problem to us.
6. Based on the drawings provided 2/3 or more of the backyard will become impervious (hardscape). Because the lot is front draining and there is no catch basin in the rear yard there will be a large increase in water runoff. The drainage will on this lot want to flow towards the side yard lines and then flow forward to the street. This will naturally create saturation along the property line. It would be very important to integrate a sub drain system 1ft offset from fence from the rear property (behind cabana where shower is) all the way to the front yard or street. The sub drain can have grates included along the swale path to capture surface runoff,

this will then allow for the cabana roof to be connected, and the swale between the cabana and fence to be connected.