

JAN 25 2021

CITY CLERK'S OFFICE

A-2020-0159

In the absence of the recommendations from City staff, it is difficult to present the owner of 270/278 Rutherford Road ("the Owner") objections to the proposed Minor Variance with greater specificity than those expressed in general terms as follows:

- With respect to the "Four Tests", the owner of the neighboring properties at 270/278 Rutherford Road does not believe that the result of the proposed variance will result in the appropriate development or use of the land. More particularly he is of the opinion that the resulting parking of large trucks will adversely affect the appearance of the property and negatively impact the desirability and value of neighboring properties.
- The proponent states that he anticipates two new businesses will "bring jobs to Brampton." How many jobs does the proponent expect the variance would produce? Is there any reasonable expectation that the more jobs would be created by the proposed use than would be created by the business or businesses located in the same premises that comply with the existing permitted fully complying uses, regulations, and guidelines?

The Owner believes that if a number of the number of heavy truck repair shop doubles, as proposed there may be a domino effect resulting in many more heavy truck repair businesses wishing to locate on the property.

- The by-law standard as noted allows for a 6.6 meter, 2-way traffic driveway; the proponent seeks to reduce this requirement by 10 %. Is 10% in fact minor?

-The proponent states that;" the proposed variance is desirable to the surrounding industrial community..."

The Owner asserts that it is not in fact desirable to him as a neighbouring landowner or his neighbours as it may (as stated above) lead to an undesirable concentration of heavy truck repair businesses and will not provide the diversity of employment as is the general intent and desirability of appropriate development.

-Furthermore, the proponent states that the proposed variance is expected to attract traffic into the area. The roads that intersect close to the subject property are very busy and it is submitted that an increase in traffic will make entrance and exit existing businesses more difficult and more dangerous.

-The proposal put forward by the Applicant would increase parking spaces by 151 from 183 to 334. This is an 82% increase and it is submitted that an increase by this factor cannot be reasonably considered to be "minor"

We thank you for giving consideration to the foregoing and upon viewing the Staff Recommendations we may have further submissions.

Regards,
Nikki Yeandle for
Correct Group