

**From:** tushar mahendra < >  
**Sent:** Monday, January 15, 2024 9:36 PM  
**To:** COA <[coa@brampton.ca](mailto:coa@brampton.ca)>  
**Cc:**  
**Subject:** [EXTERNAL]Opposition to Applications # A-2023-0395, A-2023-0396 and B-2023-0031

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Dear COA

In response to a letter received , dated Jan 4/2024, please find attached my letter opposing and explaining my reasons for opposition of the proposed "Minor variances" A-2023-0395, A-2023-0396 and B-2023-0031.

I strongly oppose these proposed variances.

I will be personally attending both the meetings on January 23/2024 at 9 am and 9:30 am at Council Chambers.

I will be addressing the Committee for both meetings. Please make a copy of the attached letter available to Committee members for the meeting. I will be presenting additional points at the meeting.

I would like to register for the appeal process and be notified of the decision of the Committee.

Please confirm these requests and my letter have been received.

I object based on following

- planning Act 45(1) requires any application for minor variance to pass 4 tests, failing any one test results in rejection of the application, this application fails the first question of that test- is this variance minor?? Based on reduction of setbacks and frontage by more than 50% of what present by laws allow, this is in no terms a minor variance and hence fails, and should be rejected, if the committee actually allows this, they are violating the planning act.

- the development is not necessary, if the requirement is for 2 smaller dwellings there are ample houses for sale on MLS in the vicinity, which have been sitting on the market for some time now, the applicants can simply purchase smaller houses rather than dramatically alter by laws and the neighbourhood

- if the city allows this it will be an invasion of my privacy, light, views and character of the neighbourhood, allowing this variance will defeat the very purpose of why the zoning by laws were put in place ,

- the planning act requires construction in existing neighbourhood to follow the existing character and be sensitive to existing houses, this application is neither following the character and neither is it sensitive to the privacy, sunlight views etc of neighbouring properties,

-No supporting studies- shadow studies, studies to so size and proportions with respect to existing lots and houses have been submitted, this seems like a very casual application? Drainage studies must be conducted to show how such massive alterations in the by laws and allowing for reduced setbacks will effect the structure and foundation of existing properties like mine

-In the official plan for the city of Brampton 2023, under section 2.2.9 -Schedule 6A lists this area in or adjacent to a natural heritage system , Similarly schedule 6 B highlights this area as a valley land or watercourse. As per points in this section, these areas are protected and special policies are in place to ensure these are not disturbed? Any construction within 120 metres of a significant natural feature requires additional studies and evaluation. This lot in the application is definitely within 120 metres of a significant natural feature- the Credit river, its tributaries and marshland that surround them.

How is the committee considering this application which warrants such severe variances in the by-laws, without studies to show impact on drainage, watershed, nature, trees and the natural features?

Sincerely,

Dr Tushar Mahendra  
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