

Sent via email: jeanie.myers@brampton.ca

November 25, 2020

Attn: Jeanie Myers, Secretary-Treasurer
Committee of Adjustment
City Clerk's Office
Brampton City Hall
2 Wellington Street West
Brampton, ON L6Y 4R2

Re: Application # **A-2020-0082** WARD #6

Dear Committee Members,

I am the owner of the adjacent vacant lot to the south-side of the applicant's property. I was only made aware of this proposed home on October 29th after receiving an email requesting approval to remove (3) 50+ year old mature spruce trees that are on my property.

In reference to the above noted application, a 1.2m (3.94ft) setback does not provide for much room to manage run off surface, sump pump and eavestrough/downpipe water. Based on the survey, water from these sources would run from "top of slope" shown to be adjacent to the proposed home towards the "bottom of slope" which is clearly shown 1m to 2m inside my lot.

Within the 1.2m setback, there is the possibility to install a French drain, however, the space needed to install an effective French drain becomes non-existent once multiple basement window wells are installed and future fence posts are cemented in place. Although French drains are more effective to remove standing water than running surface water, French drains are most likely to be filled in or covered up as home owners begin to make yard and feature changes in the future (i.e. patio stones, pool, fencing, downpipe direction, etc.) thus rendering a French drain - and this method of surface water management - useless.

The most effective method of water management is through the use of swales which are used throughout Churchville. Through the use of shared and visible swales, the lots on the east side of Churchville road have some water naturally running towards the municipal roadside ditch while the balance of water runoff is gently sloped eastwards towards the rear of the lots which is the natural slope of the area lands.

Although I am confused as to the type of dwelling being proposed (the drawing on this notice of application indicates a 1.5 storey dwelling while I am in receipt of a survey dated November 16th showing a 2 storey dwelling), I am not opposing this application as long as an effective surface water management system is planned for that is visible and manageable by both property owners and one that can be enforced by the City of Brampton for a long time to come.

Your careful consideration regarding my concern is appreciated.

Thank you.

A handwritten signature in black ink, appearing to read 'Jim Natterer', with a stylized flourish extending from the end.

Jim Natterer
JN Investments
2176 Torquay Mews
Mississauga, ON L5N 2M6