

From:

Sent: Thursday, March 14, 2024 1:39 PM

To: COA <coa@brampton.ca>

Subject: [EXTERNAL]Public Meeting/Application for Minor Variance A-2024-0029

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Re: Minor Variance Application for 66 Marysfield Dr, Brampton

Application Number: A-2024-0029

Dear Committee of Adjustment Members,

I am writing as a resident of Marysfield Drive to express my concern regarding the Minor Variance Application made by the owners of 66 Marysfield Dr. I am the owner of the neighbouring residence on the north side of this property and I feel these changes would negatively affect my property as well as the streetscape of the Marysfield Neighbourhood for its residents. **Note that your drawings indicate that the northern neighbouring property is vacant, that is not the case.

My objections relate to the following:

Trees

In 2016, my late husband planted 55 cedar trees along the southern lot line which borders the applicant's property to provide greenery and privacy to our yards. I am concerned that with the movement of construction machinery and digging beyond the current setback guideline, these trees, roots etc will become damaged or lost.

Along this border, there are also very large existing trees/greenery which add to this screening. They have been there for many years and existed prior to me living there. I am unsure as to whether they are actually on my property or theirs but I do not want them cut down due to the privacy that they provide.

Issues of Mass/Bulk vs Neighbourhood Character

As you know, the Marysfield Neighbourhood is a small, mature, estate residential enclave where homes are spread apart with more greenspace between homes than is the norm nowadays. The width of the homes do not typically take up most of the width of the yards. There is a definite established physical character, which is what most residents that live here find appealing. Decreasing the setback that is currently required by By-Law, however, changes the degree of spaciousness & privacy and becomes detrimental to the streetscape and character of other homes.

Necessity

I understand the dream of building a custom home and did just that when my late husband and I moved to Marysfield Dr. We, however abided by the By-Law requirements when planning the design of our home.

The applicants knew that they purchased a narrow lot but this was not reflected with their house design. Also, the current square footage appears to be almost 7000 sq. ft...an exceptionally large home. Decreasing the square footage to comply with the By-Law of 10% Maximum Lot Coverage is still an exceptionally large home!

I question whether the Applicant's requirements can be met with a home design within the limits of the existing By-Laws? On the drawings provided, there is additional space in the backyard area to consider, however the plan shows a future swimming pool. Perhaps instead of a swimming pool, the home's design could be such that it extends in this direction towards the back of the lot?

Personally, I do not believe that the Applicant's requests are made out of necessity and that building their home within the guidelines of the By-laws would not be cause for hardship.

Thank you for your time. I look forward to attending the Committee of Adjustment meeting on March 19th and request to address council. I give my authorization to post this correspondence on the agenda.

Sincerely,

Mary Lorber

70 Marysfield Drive, Brampton