

**From:** Andriy Prokopchuk  
**Sent:** Thursday, April 18, 2024 4:39 PM  
**To:** COA <[coa@brampton.ca](mailto:coa@brampton.ca)>  
**Subject:** [EXTERNAL]Objection Letter

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Andriy Prokopchuk, Olha Tytsyak

48 Trotters Lane

Brampton, Ontario, L6Y 1B6

17/Apr/2024

Application number: A-2024-0046-Severed Lot

Legal Description: Plan 872, Lot 15, ward 3

Subject: Strong Objection Against Variance Requests for 218 McMurchy Avenue

Dear Committee Members,

We are writing to express our strong objection to the variance requests submitted for the property located at 218 McMurchy Avenue, as detailed in the application A-2024-0046-Severed Lot, which is scheduled for discussion at the upcoming committee meeting.

Reasons for Strong Objection:

**Inconsistency with Brampton's Official Plan and By-law 270-2004:** The proposed variances are inconsistent with both Brampton's Official Plan and By-law 270-2004. These regulations were established to maintain the integrity and character of our community. The requested deviations from lot

area, lot depth, rear yard setback, and lot coverage requirements outlined in By-law 270-2004, particularly Section 10.27 concerning Older, Mature Neighbourhoods, directly contradict the principles and objectives of our city's planning framework.

**Community Integrity and Character:** Granting these variances would significantly compromise the integrity and character of our community. The proposed deviations from established zoning bylaws and the Official Plan threaten to disrupt the harmonious balance of our neighborhood, potentially leading to overcrowding, decreased green space, and diminished quality of life for residents.

**Precedent Setting:** Approving these variances would set a dangerous precedent for future developments within our community. By allowing deviations from zoning regulations and established standards, the committee risks opening the floodgates to further overdevelopment, congestion, and erosion of neighborhood character.

**Environmental Concerns:** The proposed variances could have adverse environmental impacts, including increased stormwater runoff, reduced green space, and compromised biodiversity. These effects not only harm local ecosystems but also pose risks to the health and well-being of residents.

**Public Interest:** It is in the public interest to preserve the intent and spirit of Brampton's Official Plan and zoning bylaws, including By-law 270-2004. These regulations were established to protect the long-term sustainability and livability of our community. Approving variances that contradict these regulations would undermine public trust in the planning process and jeopardize the welfare of current and future residents.

In light of these significant concerns, we urge the committee to carefully consider the broader implications of the proposed variances and to prioritize the well-being and interests of the community. We respectfully request that the committee deny the application for variances and uphold the integrity of Brampton's planning regulations.

Thank you for your attention to this matter and for considering the concerns of concerned residents like myself.

Sincerely,

Andriy Prokopchuk

Olha Tytsyak