

Loreta Santelli
30 Baccarat Cres
Brampton, Ontario
L7A 1K7

May 10, 2024

City of Brampton
The Secretary-Treasurer
Committee of Adjustment
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Subject: Opposition to Variance Request for 29 Baccarat Crescent

Dear Secretary-Treasurer,

I am writing to express my strong opposition to the variance request submitted for 29 Baccarat Crescent regarding the proposed exterior stairway leading to a below-grade entrance in the side yard, as well as the requested setback reduction for the stairway.

As a resident of Baccarat neighbourhood since 1997, I am deeply concerned about the potential impact of granting these variances in our neighbourhood's character, safety, and overall quality of life. I believe that adhering to established zoning regulations is essential for maintaining the integrity and harmony of our community.

Firstly, allowing an exterior stairway leading to a below-grade entrance in the side yard contradicts the existing by-law, which prohibits such structures in side yards. Allowing this variance would set a precedent that could lead to further deviations from zoning regulations and undermine the purpose of these regulations in the first place.

Secondly, the proposed reduction in the exterior side yard setback for the stairway raises serious concerns about safety and property aesthetics. A setback of 2.8 meters falls short of the minimum requirement of 3.0 meters specified by the by-law. This reduction could potentially encroach upon neighbouring properties, create visual clutter, and compromise the privacy and enjoyment of adjacent residents.

Furthermore, I am not convinced that the application has provided sufficient justification for these variances or demonstrated that they meet the criteria for approval outlined in the zoning regulation. It is essential to consider the broader implications of these variances on the neighbourhood, rather than solely focusing on the interests of the property owner.

On a personal note, our neighbourhood is currently faced with excessively parked cars on the road, speeding in residential areas and noise infraction during certain holiday celebrations.

- In recent months, I've observed a concerning trend of excessive cars parked along our streets, which not only creates congestion but also poses safety hazards. Allowing this

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variance will only add to the number one issue our street is currently facing and the City of Brampton not proactively attending too.

- The speeding of vehicles through our residential streets has become a growing concern. Although, the City of Brampton just added speed bumps on Cresthaven and it's a start to control this issue, allowing this variance may increase the number of individuals living in the house, which increases the congestion of the neighbourhood and jeopardizing the safety of our community, especially children and the elderly.
- In recent years, I have noticed a significant uptick in noise levels during holiday celebrations, in particular fireworks. While I understand the desire to celebrate and have fun, the duration of fireworks has been an ongoing issue. This variance may increase the number of individuals living in subject property and may cause a concern in violating the noise bylaw that the City of Brampton implicated.

In conclusion, I urge the City of Brampton Zoning/Planning Department to carefully consider the concerns raised by myself and deny the variance request for 29 Baccarat Crescent. Upholding the integrity of our zoning regulations is vital for preserving the character and livability of our community.

Thank you for considering my views on this matter. Please do not hesitate to contact me if you require any further information.

Sincerely,

Loreta Santelli
Baccarat Resident