

From: tushar mahendra

Sent: Wednesday, May 15, 2024 10:08 PM

To: COA <coa@brampton.ca>

Subject: [EXTERNAL]Opposition to Applications # A-2023-0396/ B-2023-0031/A-2023-0395

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To whom it may concern

I am writing this e-mail to **formally oppose the variances I have posted in the subject line.** I will also be present personally at the meeting on Tuesday morning/May 21/ 2024. I have attached a more detailed letter and also will be presenting photographs and a short video at the meeting to support my opposition.

I object based on the following points-

- **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.**

- **Second question, is this development necessary?** in this case 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** to show that allowing these variances will not cause any adverse outcomes, short or long term.- **No shadow studies, or 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. Will altering setbacks cause flooding on my property? Will it cause flooding in my basement? Will altering setbacks by the city negatively impact my foundation and cause cracking. Will the increased shadows cast effect the mental health of my family? Will it effect vegetation on my property? Will it effect/contaminate my well water? Please note that my house has been standing in its present location for 30 years, without any of the issues mentioned above.

--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.

If the City chooses to pass and accept this application for variance without requesting any studies being done or submitted, that prove that there will be no adverse effects on shadows/ drainage/ structure/privacy/well water on adjacent properties like mine , I would like to put on record that I will hold the City of Brampton and the members of this Committee of Adjustment who sign off allowing these changes without due diligence, completely responsible and liable for damages to my property or the health and well being of my Family.

Also, if the City does choose to proceed and allow these major variances, I would ask the City to change the wording it uses in the Official Brampton Plan- there is no point of using words like - ACT/LAW or BY-LAW, when all it takes is a piece of paper to change them! This makes the entire premise appear fraudulent!

It makes the City look like a joke or an organization that mocks it's citizens who pay the City property taxes. It will avoid these Council meetings that are expensive to conduct!

It conveys false hope to the citizens, makes them that they have rights which the City will protect with it's "LAWS/BY-LAWS/ACTS". Please change the wording to- Guidelines or recommendations.

Clearly the City of Brampton does not take it's own LAWS and ACTS seriously.

Thank you
Best Regards
Dr Tushar Mahendra
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Brampton