

## Committee of Adjustment

**Application Number** A-2024-0152  
**Property Address:** 82 Bartley Bull Parkway  
**Legal description:** Plan 679, Part Lots 88, 89, Ward 3  
**Meeting date:** Tuesday June 18 2024 at 9:30 am

**My Name:** John H Pasquill  
**My Address:** 37 Parkview Place Brampton L6W 2G2  
**Phone Contact:**

### I have the Following concerns on the Variance above

- 1 The Lot 82 is 109.9 Feet x 57.7 feet .  
being : 6,348 sq ft

The house currently on the property has a coverage of 39' x 30 '  
plus Carport 12'x 21.5' 1457 sq ft

Coverage % **22.95**

Coverage % Requested **39.47**

#### Real Increase in coverage

d. / c. **16.52 %**

**Hardly a Minor Variance**

- 2 **The Lot 82 is 109.9 Feet x 57.7 feet .**  
**being :** 6,348 sq ft

30% coverage would be 6,348 \* 30 %  
Resulting 1,904.40 sq ft

Max Coverage % allowed **30.00**

Original Coverage % **22.95**

Increase in coverage

d. / c. **7.05 %**

**A Reasonable Variance**

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**3 There are 4 large trees on the lot all have hanging limbs over existing house**

**Please see Exhibit #1 attached**

- (i) Large Locust tree with a trunk diameter of 24 inches  
That is 19 ft from the house at the front
  
- (ii) Large Dogwood tree trunk diameter of approx 24 inches  
That is 8' from front of house and located 5 ft from East of house  
If Porch is approved this tree will have be removed
  
- (iii) A large pine tree diameter of 21 inches located 8 ft ahead of Carport  
on the West side of driveway
  
- (iv) A smaller maple tree 12 inch diameter located  
3 ft from West fence line and 10 ft from rear of house
  
- (vi) All these trees could be removed to accommodate  
the 39.47% requested variance

**4 The Eviromental affect of 39.47 Coverage**

- a. Currently we have 73.59% of the lot being Grass/ Tree Canopy/Driveway
  
- b. That reduces to 60.53% with the 39.47%
  
- c. We are living in a world that wants to reduce Carbon emissions.

**5 There are glaring erros on the drawings themselves, which need to be corrected,  
before any decision should be made. (All Metric to English are based on Google)**

- a. The drawing shows Bartley Bull Parkway as being straight it is not,  
there is a slight bend to the left
  
- b. The Drawings show the rear line as a jog, it is not, it is straight
  
- c. The drawing shows the Curb as being 17.61 m or **57.77ft** long in front of the house,  
it is in fact **64.4 ft** in length.  
This change will impact the Coverage calculation!
  
- d. The drawing shows the rear property line as 14.51 m with which I agree.
  
- e. The drawing shows the driveway set back as 25' 8 1/2".  
the corrent house has a set back of 29 ft as do the Lots 80 & 84. The 39.47%  
Coverage means they have moved the House 3'.15 closer to the curb  
Most houses in that section of Bartley Bull Parkway are at 29' set back  
Why does a new comer figure, they are entitled to change the set back rule.

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- 5 Cont. **There are glaring erros on the drawings themselves, which need to be corrected,**
- f. The drawings shows an entrance to the Garage directly into the house, is this not breaking Fire code and Safety regulations?
  - g. Why on earth do you need a porch on the front on a busy road , when it is so close to the busy road with buses.
  - h. The house proposed is so out of character with other houses on the street. House on Lot 84 just sold for around 1.2 million, this proposed house would be sell in the 2.5million range based on size proposed

### **Conclusion**

I hope these constructive observations will assist you in your deliberations on June 18 2024

Respectfully

John H Pasquill  
37 Parkview Place, Brampton

E & OE Errors and Omissions Excepted

**A-2024-0152 Exhibit # 1**



Tree # 1 Locust 24 inch Dia and 19 ft from House front,  
Not very healthy, but may not infringe on Proposal

Tree # 2 Dogwood 24 Inch Dia 8 ft from House front  
Good portion of Canopy Overhangs current Roof.  
Would likely be removed under 39.74 scenario.



Bottom Left Photo  
Tree # 3 Pine Tree Dia 21 Inch located 8ft in front of Carport .  
With the driveway in the 39.74 proposal, this tree would be subject to removal.

Bottom Right Photo  
Tree # 4 Maple 12 Dia 3 ft from West Fence and 10 ft from Rear of House

