

From: Tyler Smith < >
Sent: Monday, July 8, 2024 9:27 PM
To: COA <coa@brampton.ca>
Subject: [EXTERNAL]Concerns about application A-2024-0215

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Hello,

My name is Tyler Smith, property owner of 6 Maple Avenue, Brampton, ON. We just received a notice about a minor variance on our neighbors property at 4 Maple Ave, application A-2024-0215. As we just received this notice on July 8th, and must reply by July 11th, we had a very short time to review this and are unsure if we can ask clarification questions or must lodge an official concern.

When we purchased our property in 2016 we were informed by our lawyer that an exception or easement existed on the title related to our driveway which is single car width, as it straddles both property lines of 4 Maple Ave and 6 Maple Ave. It was explained to us that this disallowed us from ever building any type of permanent structure or major alterations on the driveway due to this. This oddity was due to the age of the house/lots (1930's).

Our specific concern is on the notice sent to us, in regards the proposed changes at 4 Maple Avenue. The lot diagram appears to show purpose of application item #6, "Existing Driveway" that is abutting 6 Maple Ave, with a proposed small portion of the driveway marked "remove existing driveway to maintain 0.3m of permeable landscaping near side property line in the front yard".

If we are interpreting this correctly, that "Existing Driveway" on the diagram is the straddling property line section that is the only driveway for 6 Maple Avenue. This concerns us that removing a section abutting 6 Maple Ave as proposed would remove a piece from the exact middle of our driveway, removing all parking access to our home. As the driveway is loose gravel and not paved or professionally compacted, it is already a permeable surface and we plan to always maintain it as such.

The 4 Maple Ave driveway, is actually on the side of the house opposite 6 maple Ave, facing towards queen street, marked "concrete" on the proposal plan diagram. It appears to allow parking for 4 or 5 vehicles.

I have attached images showing the 4 Maple Ave driveway and 6 maple ave driveway, and the property line running between our properties that runs down our (6 Maple Ave) driveway, straddling both properties. I have also bubbled the notice diagram area that we

are concerned about in specific. These images will help immensely to understand our concern.

If we are misinterpreting the variance notice, and this would not affect the 6 Maple Ave driveway in any way, we withdraw all concerns. We have no issue with any other sections of the notice, they have been excellent neighbors.

I give consent for this to be published.

Contact Information,

Tyler Smith
Mailing Address: 6 Maple Ave, Brampton, ON. L6V1R8

Thank you,

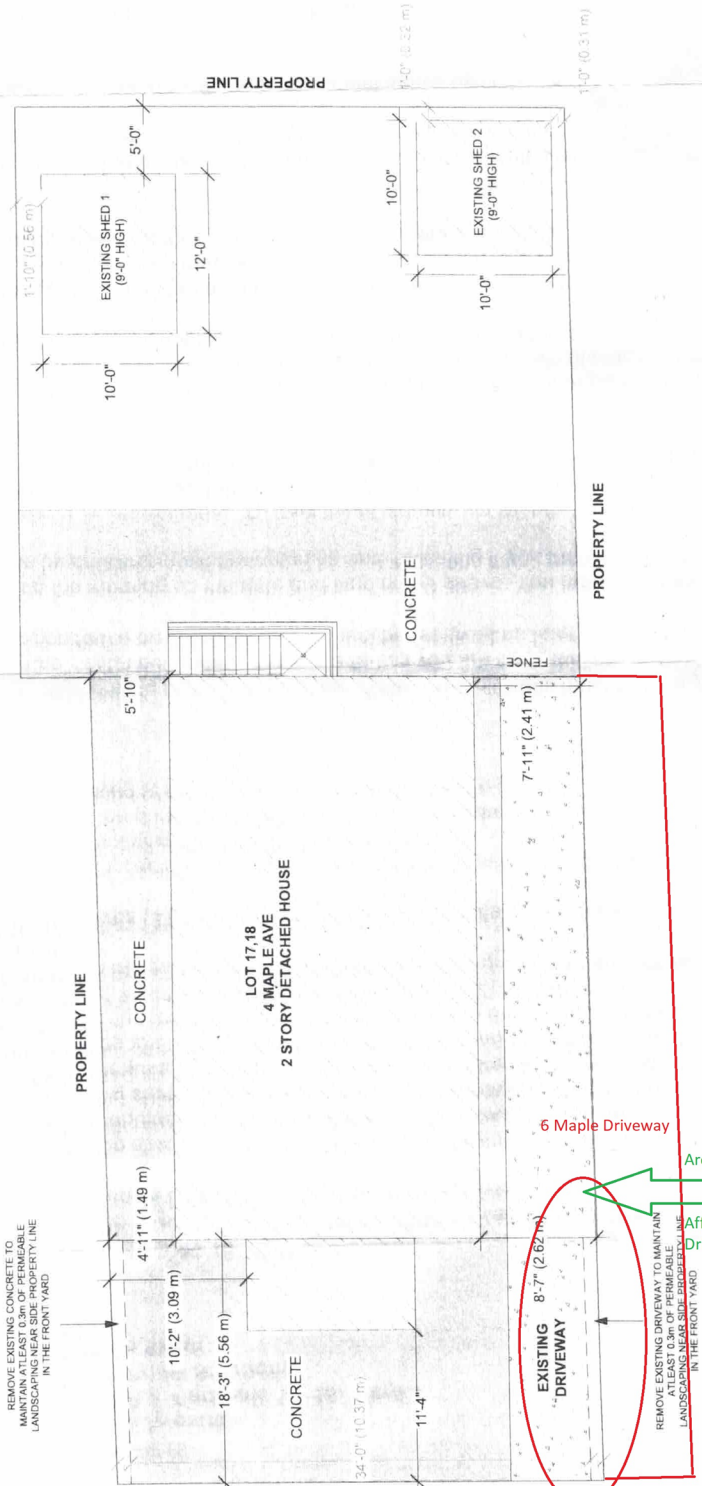
Tyler Smith

MINOR VARIANCE

- TO PERMIT A DRIVEWAY WIDTH OF 10.37m (34 ft.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.0m (23 ft);
- TO PERMIT AN EXISTING SHED IN THE REAR YARD WITH MINIMUM SETBACK OF 0.31m, WHEREAS ZONING BY LAW REQUIRES A SHED IN THE REAR YARD TO BE MINIMUM 0.6m AWAY FROM PROPERTY LINES ON ANY SIDE;
- TO PERMIT 0.3m OF MINIMUM LANDSCAPING ALONG THE SIDE PROPERTY LINE, WHEREAS ZONING BY LAW REQUIRES A MINIMUM OF 0.6m OF PERMEABLE LANDSCAPING NEAR THE SIDE PROPERTY LINE IN THE FRONT YARD.

REMOVE EXISTING CONCRETE TO MAINTAIN AT LEAST 0.3m OF PERMEABLE LANDSCAPING NEAR SIDE PROPERTY LINE IN THE FRONT YARD

REMOVE EXISTING DRIVEWAY TO MAINTAIN AT LEAST 0.3m OF PERMEABLE LANDSCAPING NEAR SIDE PROPERTY LINE IN THE FRONT YARD



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01	ISSUED FOR VARIANCE	MAR 22/24
ADDRESSES: 4 MAPLE AVE BRAMPTON, ON		
OWNER REF.	KR	CHECKED BY: TR
PROJECT NUMBER:	23R-26529	

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19
BRAMPTON, ON
info@nobleld.ca
(437) 888 1800

DATE: MAR 22/24





4 Maple Ave

6 Maple Ave

6 Maple Driveway

Item #6, proposed removal of small piece of 6 Maple Ave driveway or access? Already permeable surface (gravel)

Property Line (rough estimate)