

From: Sue Talsma < >

Sent: 2025/05/18 8:06 AM

To: COA <coa@brampton.ca>

Subject: [EXTERNAL]A-2025-0039 20 Fern Street

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

This email is regarding the Application # A-2025-0039 for 20 Fern Street. Brampton

20 Fern Street has always been the smallest house on the street. When the current owners mentioned that they wanted to put an addition on, we thought, yes.. that would make sense.

We did not anticipate that the owner would be wanting to turn the property into a 3 unit dwelling. Particularly since they have already made it a 2 unit dwelling. This 2nd unit has not been registered with the city. The matter of the unregistered 2nd unit needs to be addressed.

With the proposed 3 units, they will need to upgrade the water pipe sizing as per the Designer Bulletin dated Apr 2, 2025 (Important Notice to ADU designers) as per the 2024 Ontario Building Code. 20 Fern has had its share of water problems, so it is very important that the upgrade be done properly.

The plan looks like the owners want to expand the driveway , width wise, to accommodate the additional parking needs of 3 units. There are 2 trees that stand there. That will be a problem.

Garbage containers. Will the owners be able to obtain garbage/recycle containers for each unit?

We trust the design of the outside of the addition will blend in with the other homes on the street.

We are not in favour of the variances presented in the notice that we received. The addition needs to follow the City of Brampton ByLaws.

Ian & Sue Talsma

19 Fern Street

Brampton