

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

March 4, 2021

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerks Office
Brampton City Hall
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

RE: Letter of Objection
CofA Application A-2021-0007 - 2689255 Ontario Limited Inc.
March 9th 2021 Meeting

Good Afternoon Ms. Myers

Humphries Planning Group Inc. represents Lorwood Holdings Incorporated owner of lands located at 326 Deerhurst Drive and 52 Armthorpe Road immediately adjacent to the subject application. We formally object to the application for the following reasons:

1. Outside storage is not a permitted use in the existing zone and given the sites location and in consideration of the adjacent land uses should not be permitted. The adjacent lands on the east side of Deerhurst Drive appear to have all developed with employment uses which do not contain open storage permissions or uses in their rear yards. To allow open storage permissions on this site would potentially cause unwanted incompatibilities, nuisances and adverse impacts to the existing surrounding land uses.
2. We understand that the outside storage being proposed relates to the storage of tractor trailer/trailer vehicles which in itself would appear to be a transport terminal use and not desirable for this area. The proposed use would be more properly located in a zoning category with broader permissions which include the storage of heavy vehicles.
3. The plan as proposed does not clearly define the area on the property to which the request is being made. It would be difficult to ensure that the applicant would only park vehicles for outside storage purposes within a defined area and how would this be enforced by the City. Approval of this application may lead to complaints to the City Bylaw enforcement department which can be avoided by not approving the application.

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

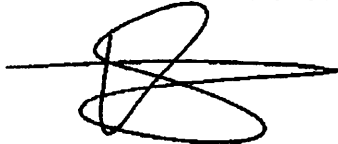
T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

~ Do Something Good Everyday! ~ STAY SAFE ~

Thank you in advance for consideration of the concerns as expressed above on behalf of Lorwood Holdings Incorporated.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' with a horizontal line extending to the right, crossing over the top of the 'R'.

Rosemarie L. Humphries, BA, MCIP, RPP
President

cc. Lorwood Holdings Incorporated