

Sach Singh

16 Fairmont Close

File #: A-2021-0234

Requested Relief: To permit an existing balcony having a setback of 0.5m (1.64 ft.) to the side lot line and 2.6m (8.53 ft.) to the rear lot line and occupying 100% of the width of the rear wall of the dwelling, whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) and permits a balcony having a setback of 4.5m (14.76) to the rear lot line provide that no less than 45% of the unit width is setback 7.5m (24.60 ft.).

Concerns: Thank you for the opportunity to voice my concerns regarding the deck/balcony located at the rear of 14 Fairmont Close. The statement above considers this an existing balcony only because due diligence was not followed prior to the construction.

We oppose the requested relief and would like the city to ensure that this deck/balcony is made to be brought within city standards. There are a number of issues that we will lay out that should encourage the city to require these residents to conform to the city by-laws.

Let me also state that the documents submitted to the city show that the deck off the garage was pre-existing, **this is a lie**. The entrance to the garage from the deck was created after the current deck was built, I implore the city to have the owner show any proof that that there was a pre-existing deck off of the garage.

History: In the spring of 2020, work at 14 Fairmont Close began with a number of contractors in and out, various construction jobs were being done and this 'work' would go on for approximately 6 months. During this time the original builder's deck was increased. This first renovation to the deck appeared to have aligned with city by-laws. Approximately 1 month after completion of the first renovation to the deck, a second build commenced that would see the deck now occupy the full length of the house and approach the rear lot line (see photo #1). In addition, there were bricks removed from the rear of the garage to create a new door to access the larger deck from the garage (see photo #2).



Photo 1 – Second alteration to builders deck

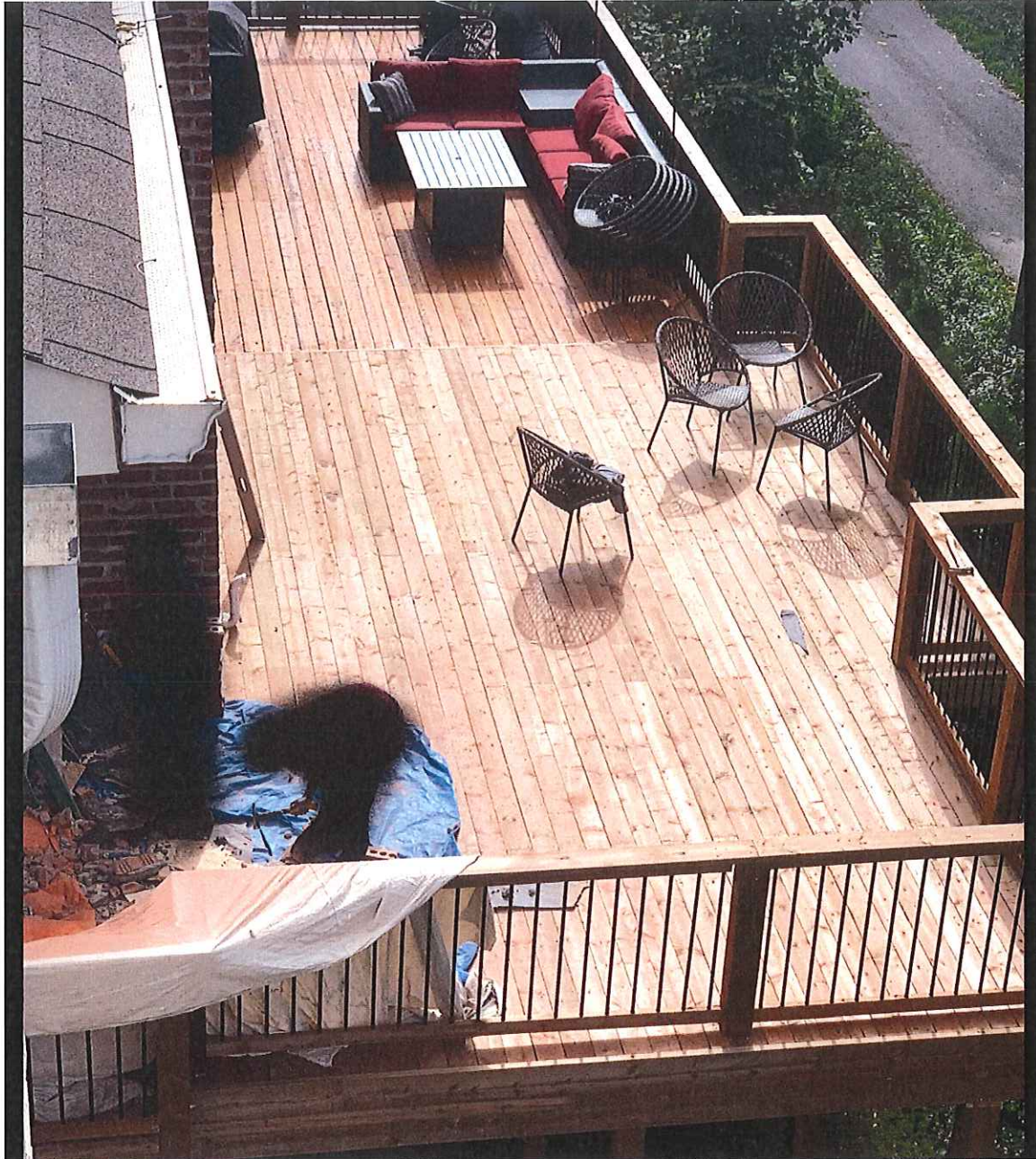


Photo 2 – Workers removing bricks from rear of garage for a new access door. Can also see the 2 separate deck alterations made.

Privacy: We purchased a home with no houses to the rear and paid a premium for the enjoyment of our property. By utilizing this over sized deck, individuals now have a clear view into the main floor of my home. I have attached only a few photos (photos 3 and 4) of the many that I have taken from the interior of my home. These photos were taken from approximately 18 feet back of my windows (photo 5) showing the ability for individuals accessing this deck to see directly into my main floor which is approximately 13 feet off the ground (walk out basement). As a realtor, I know that this will cause a concern for potential buyers and will certainly affect my resale value. This also causes my family concern and the need to have to close our blinds constantly in order to ensure privacy even when we are well away from the windows. We even went so far as to plant trees at a great personal cost in order to try and regain some privacy, although as we all know, trees take several years to mature.



Photo 3 – Ability to look directly into my home.



Photo 4 – Ability to look directly into my home.



Photo 5 – Location of where the previous 2 zoomed photos were taken.

Enjoyment of property: Normally, when one has no homes behind theirs, there is a feeling of openness. Having this large structure now makes the backyard feel like the walls are closing in, it is as if there is a

second building to the south side of our yard (see photo 6). It is also an albatross for the neighbourhood; however, we are the ones most directly affected by it. This also ruined the beautiful view that we had to the left of our rear yard (which they still enjoy to right!).



Photo 6 – Dark and dingy view on the south side of the yard.

Property concerns: When this deck/stone walkway was built, the owner felt the need to bring in a significant amount of top soil and sod and added it the existing ground which caused their lot to be

significantly higher than ours and has caused drainage issues onto our lot (see photo 7). Down spouts were also moved to accommodate the deck.



Photo 7 – Due to the large deck there was a rerouting of drainage pipes and additional top soil and sod added to existing ground causing drainage issues.

Conclusion: This whole ordeal has caused our family significant frustration and stress, not to mention time and money. If the owners of 14 Fairmont Close had done the right thing from the beginning and sought proper approvals PRIOR to construction none of this would have been needed. The lack of respect for city by-laws and their neighbours shows a callousness for rules and a self-centred mentality. I don't know how the city would consider this request anything short of a MAJOR VARIANCE as this deck/balcony essentially covers at least 90% of the rear yard (see photo 8).

As longtime residents of Brampton who pride ourselves in following the rules, we would like to know, if this deck/balcony is approved, what recourse is available to my family? How do we regain our privacy? How are we able to enjoy our property once again? Who will compensate us for any loss in property value during resale? Will the city reduce our property taxes?

We expect nothing less than the owners of this deck/balcony be held to the same rules as everyone else.

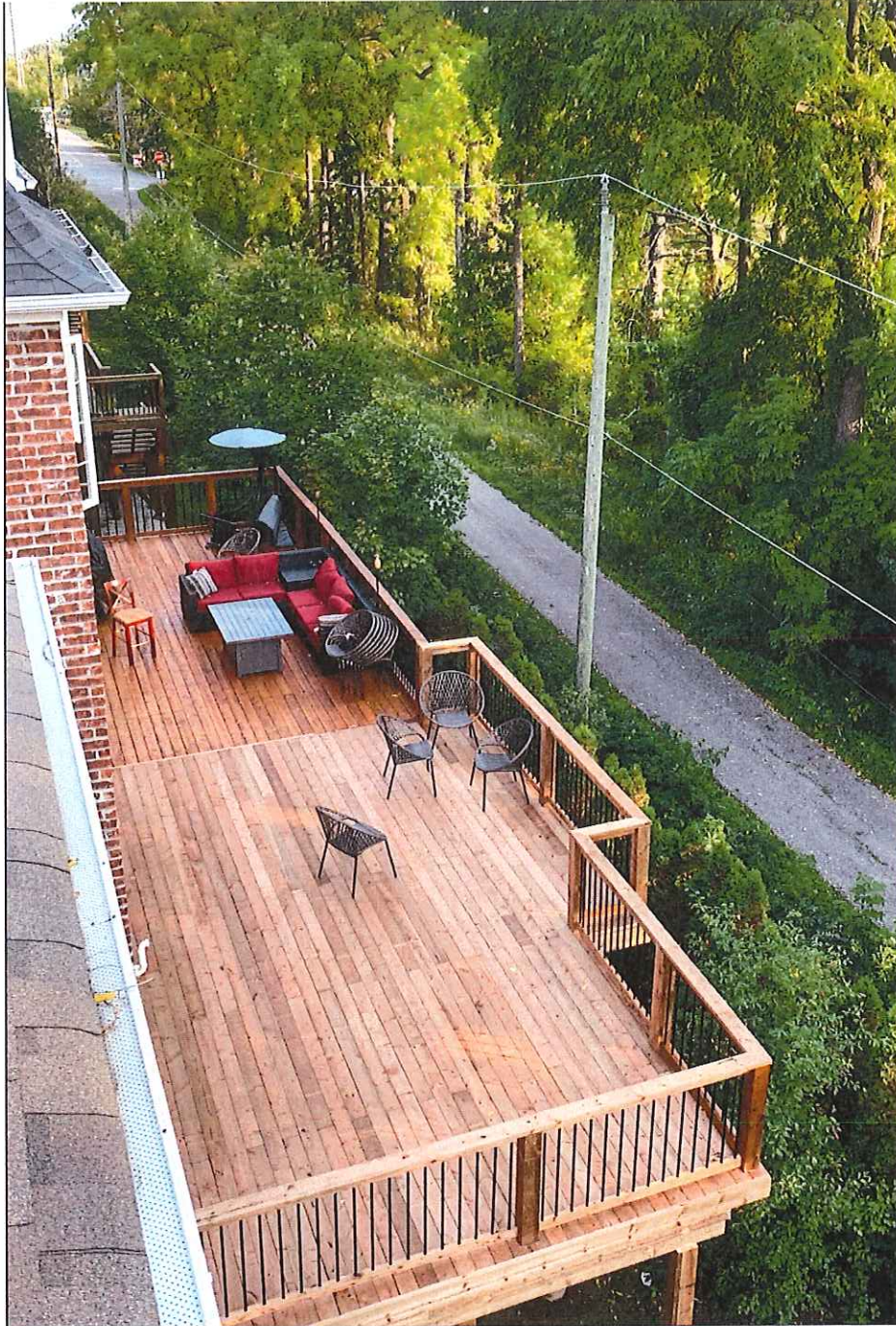


Photo 8 – Showing the deck taking up almost the entire backyard.

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