

Myers, Jeanie

From: M & R Roe
Sent: 2022/09/29 11:53 AM
To: Myers, Jeanie
Cc: Randy Roe
Subject: [EXTERNAL]Critical: Objections to Application for Minor Variance **A-2022-0277**, Ward 4

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Ms. Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
City Clerk's Office
Brampton, Ontario

Re: Application for Minor Variance Number A-2022-0277, Ward 4
32 Hallen Road, Brampton

Comments of Objection to the Proposed Variance

September 29, 2022

Dear Ms. Myers

Please consider this our formal objection to the Application for the above noted minor variance. We will unfortunately not be able to attend the hearing in person but please ensure that our comments of objection are forwarded to the Committee of Adjustment for consideration at the hearing.

Comments of Objection:

As residents of Hallen Road, we strongly object to the Application as noted to increase the driveway width at 32 Hallen Road.

We are distressed to see that this driveway widening has in fact already taken place and that the residents did not take necessary steps to get the required approval in advance. We can only assume that the homeowners were hoping to "get away with" this action illegally.

Hallen Road is a small residential street of 35 foot wide lots. The street has a significant curve which results in many of the lots having only a 32 foot frontage at the street line, including the lot in question. Thus, the front street scape is quite crowded even from the original approved plan.

While the current City bylaw allows for a 22 foot driveway width, most of the houses on this street were built by the developer with a 18-19 foot wide driveway. Thus, even a currently allowable 22 foot wide driveway puts stress on the neighbourhood. If all the driveways on the street were allowed to be widened over the 22 foot bylaw and most particularly to 25 feet proposed in this application, it would create a "concrete jungle parking lot" rather than a residential street of single family homes. The proposed extension in this case to 25.26 feet represents an unacceptable 15% increase in width. In addition, allowing widening of driveways takes away from the availability of short term street parking required for visitors to all the homes.

In addition, if all the driveways were widened, then it would put considerable stress on drainage and stormwater management, thus creating possible flooding by taking away even more of the grass landscape and natural ground cover needed for rainwater absorption.

Furthermore as neighbours, we are seriously concerned about the negative impact on our property value.

It should be taken into consideration that the applicants bought this home at 32 Hallen Road after it was constructed so they were well aware of the limitations of the front lot size and should have been aware of the City bylaws restricting driveway widths. Now they are trying to take advantage of the other residents who have followed the bylaws to maintain a suitable residential neighbourhood environment.

Yours truly,

Maureen and Randall Roe
44 Hallen Road
Brampton, Ontario
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