

This letter of objection is in regards to the zoning change request for file OZS-2022-0042

1. Area has always been zoned for Full, Semi and town homes. Medium density zoning. This zoning has remained over many iterations of the zoning process the city of Brampton underwent over the past 20 years.
2. I've lived in the area since 1975 and seen and accepted the modification over the many zone changes in the area without major objections to those changes. I believe the new community however is not being offered the same fairness in assessing this zone change as the houses are just in the beginning phase of construction. I would like to know if the same notices and time to review and object to this zone change has been provided to the new home owners of this newly developing community. I would like to see this postponed until the community is completed and the new owners are given their fair voice in this matter.
3. Solar Power Generation – I've made significant investment in my property to produce electricity for the purposes of offsetting my carbon footprint, electricity costs and to provide the city with clean energy as part of the electricity production program. This building will ultimately interfere with my electricity production due to its height and location to my property.
4. Privacy – along with my home and the new community being developed around my property the privacy of our home will be extinct due to this building and its proximity to myself and the properties around it. Again, I'm not looking to fully block this zone change but propose it be delayed until the community is fully developed and the new homeowners can voice their own concerns regarding the building.
5. We are requesting the zone not be changed and remain for medium density to fit within the culture of the community that is being developed.
6. We do not believe the current zone and building plan will address the parking needs of the building and feel the road and my property and street behind will become the overflow parking for this building.
 - 6.a parking will be an issue as we believe that the current plans do not take into account the fresh water reserve located under this property, my own and area that begins around 61 feet down.
 - 6.b this building will be built along the conservation land which requires 30 feet from the conservation line which has eroded over the years. There is also the potential to disturb local fish that spawn in the creek right beside the property. This creek is part of the bigger Humber river which has seen larger amount of water in recent year. Over the past 48 years I've lived in the area the area has eroded up to 15 feet. I know of this as I owned the land on the other side of the creek which saw heavy erosion.
7. We believe the builder is taking advantage of the greenspace changes recently proposed by provincial government as this land has been protected since I've owned my home in 1975. If you review the plans the majority of the greenspace will become parking and I'm concerned about the lack of space the building driveway and completed area reaches right up to my property line. I do not see any request for variance with regards to the space between the 2 properties.

Thank you for taking the time to listen to our concerns. I don't believe our concerns are out of haste and being a home owner in the area for the time I have shown I do not object to land development as I witness the birth of the area of Springdale and surrounding communities. However, I do believe this zone request should be either postponed to a later date to allow new home owners a chance to petition or reconsidered to suit the area in which was originally zoned for medium density. This would help preserve the area and conservation land.

Thank you,

Paolo and Lucia Orefice