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12 Ferndale Cres  
Brampton Ontario, L6W 1E9

May 04, 2023

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office  
Brampton City Hall, 2 Wellington St. W  
Brampton, ON L6Y 4R2

Re: Minor Variance Application for 11 Ferndale Cres, Brampton Ontario Canada (Application: A-2023-0092)

I am writing to express my objection to the minor variance application for a garden suite at 11 Ferndale Cres, Brampton Ontario Canada. While I understand that the applicant seeks to build a garden suite on their property, I believe that this variance would be detrimental to the community and would not meet the requirements for a minor variance under the Planning Act.

Firstly, the property in question is situated in a neighborhood that has become increasingly congested with vehicle traffic due to the rise of rental properties that are being used as lodging homes for students. These homes have a substantial number of tenants with multiple cars, which has led to insufficient parking, increased noise levels, and general disregard for the upkeep of the properties. The proposed garden suite, which will provide little to no privacy for neighboring homes, will only exacerbate these issues. Additionally, it has been noticed that several properties in the vicinity that are listed as single-family dwellings are not being utilized for their intended purpose. This raises concerns about the potential misuse of the property in question if the variance is approved. Furthermore, if the landlord fails to use the property as a single-family dwelling with three units, it is unclear how they will be held accountable for violating the zoning in which they applied for their property.

Secondly, the property is already in violation of By-law 270-2004. The applicants are requesting several variances, including a rear yard setback of 0.9m and a side yard setback of 0.9m, which fall short of the minimum requirements set forth in the by-law. Additionally, the proposed garden suite exceeds the maximum gross floor area permitted by the by-law. Based on the bylaw requirements, the applicants are seeking a significant deviation from the minimum rear and side yard setback requirements, and gross floor area limitation. Specifically, the applicants are requesting a reduction in the rear and side yard setback requirements by 64% and 50% respectively, and an increase in gross floor area by 19%. These percentages show that the requested variances are not minor, but rather substantial deviations from the bylaw requirements. Given the significant size of the variance requests, it is not reasonable to consider this a minor variance application.

Thirdly, in reviewing the permit and approval for the original structure (permit: 13-290587-000-00), it is apparent that the building does not have HVAC or plumbing, both of which are required in a garden suite. In conclusion, it is evident that granting the minor variance application would only add to the issues currently faced by the neighborhood. Therefore, it is recommended that the application be denied until the landlord can provide a clear plan for using the property as a single-family dwelling, in accordance with the zoning regulations, and can demonstrate their ability to maintain the property and be held accountable if they fail to do so.

In light of the above, I urge you to reject this minor variance application. Thank you for considering my arguments against the approval.

Sincerely,

Eric Bacon