



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

February 11, 2012

Dave Martin
Committee of Adjustment Office
City of Mississauga
3rd Floor
300 City Centre Drive
Mississauga, ON L5B 3C1

To Whom It May Concern:

Re: File "A" 59/12, Ward 7, 2122 Gordon Drive
Before CofA February 16, 2012

On behalf of the Gordon Woods Homeowners' Association we wish to advise the Committee that we are opposed to the referenced application.

We understand that there is a request for a variance to allow construction of a large detached structure in the back of 2122 Gordon. It should be noted that the structure was built last fall, evidently without proper permits. Inquiries were made by neighbours at the City when construction started, and no permit had been sought at that time. Despite the City visiting (and presumably noting the violation), construction was completed. This is clearly a case of "ask forgiveness rather than permission".

Given the history of the neighbourhood and the importance placed on the bylaws, and the precedent that can be created by such a variance being approved, we think it important to note our dissent with the application.

It is our understanding that the applicant is proposing changes that would result in:

- 1) Maximum height of 15.19 feet (maximum per the bylaw is 9.68 feet)
- 2) Floor area of 420.88 square feet (maximum permitted per the bylaw is 107.6 square feet)

The consequence of these changes would be inappropriate and not in keeping with the scale and character of the surrounding homes. The requested variances do not maintain the spirit, purpose and intent of the By-law or the Cooksville District Plan.

In our view, the requested variances are contrary to the intent of the Official Plan, the zoning by-law restrictions and the Cooksville District Review and therefore should be denied.

We would appreciate receiving notification of the Committee's decision on this application.

Sincerely,
Gordon Woods Homeowners' Association