

Addendum 3 to Comments

May 04, 2021

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE
OAKVILLE.CA

1) CAV A/025/2021 Deferred from March 09, 2021

PLAN 716 LOT 68

1177 SUMMERLEA ST

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – RL2-0,

1. To permit the maximum total *floor area* for the *private garage* to be 57.62 square metres on a *lot* having greater than or equal to 12.0 metres in *lot frontage*.
2. To permit the maximum *lot coverage* to be 28.32% (309.43 m²) for the *detached dwelling* which is greater than 7.0 metres in *height*.

Comments from:

Email from the Agent

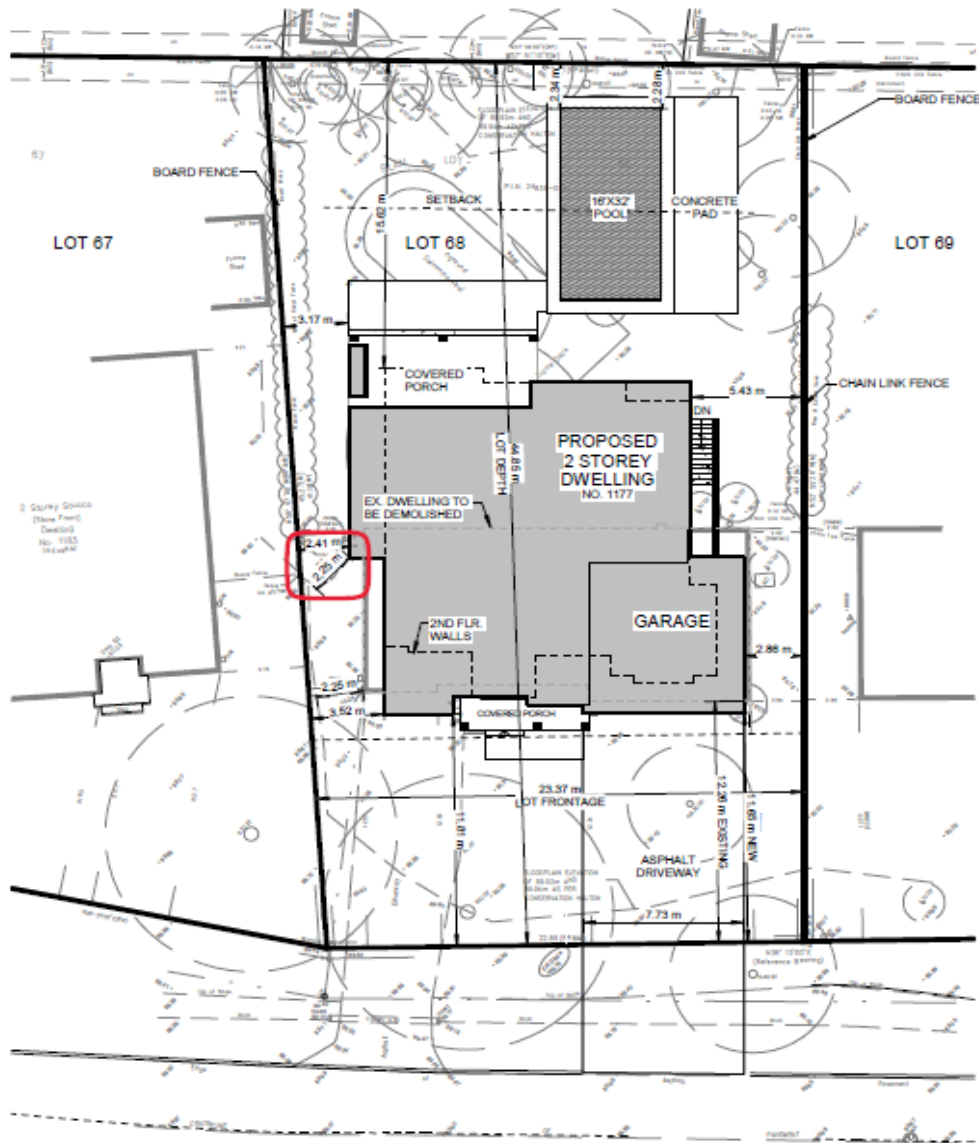
I know we're past the deadline for materials submission for 1177 Summerlea but we received some 11th hour comments from Conservation late last week. They have no objection to the variances but require the proposed dwelling to be no closer to the floodplain than the existing dwelling. In order to make this happen, the house had to be shifted by 7cm. This doesn't affect our variances at all but I wanted to provide an updated site plan in case the Committee opts to approve the proposal, then tie it to plans submitted. I would hate for a 7cm change to result in the plans not being "substantially in accordance" anymore.

See attached.

Thanks,








Graham Barrett

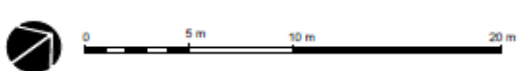
Barrett Municipal Consulting



(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE (2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS, STAIR WELLS & GARAGE

ZONING: R1L-0		LOT NO: 88	PLAN NO: 716		LOT AREA: 1062.78 m ²		FRONTAGE: 23.37m		LOT DEPTH: 44.65 m	
DESCRIPTION		PROPOSED		%	PERMITTED		%	SETBACKS	REQ'D	PROPOSED
LOT COVERAGE:		309.43 m ²		28.32	272.60m ²		25.0	FRONT YARD	9.0m	11.65 m
								REAR YARD	m	15.25 m
FLOOR AREA ⁽¹⁾	1ST FLOOR	210.17 m ²						SIDE YARD (EAST)	2.40 m	2.86 m
	2ND FLOOR	193.54 m ²						SIDE YARD (WEST)	2.40 m	2.41 m
	TOTAL	403.71 m ²		38.04	404.32m ²		37.0			
NO. OF STOREYS				REQ'D.	2	PROP.	2	BUILDING HEIGHT	9 m	8.83 m

LANDSCAPING LEGEND		
	EXISTING TREE W/ TRUNK DRIP LINE, DECIDUOUS OR CONIFEROUS	TREE PROTECTION HOARDING
		SOFT LANDSCAPING
		ASPHALT PAVING
		POURED CONCRETE PAVING
		SEMI-PERMEABLE PAVERS
	FENCING	
	SWIMMING POOL (WATER)	



SITE PLAN

NEW CUSTOM DWELLING
1177 Summerlea St, Oakville

702.1