

Addendum 1 to Comments

April 20th, 2021

Committee of Adjustment

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

CAV A/052/2021

PLAN 113 PT LOTS 362,363

188 Gloucester Avenue

Proposed

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

Zoning By-law 2014-014 requirements – RL3-0 sp: 10

1. To permit the maximum *lot coverage* for the *dwelling* having two *storeys* to be 24.90% (254.41 m²).
2. To permit the total *floor area* for the *private garage* to be 38.98 sq.m.

Comments from:

Email/Letters of Opposition - 1

Carolyn McMinn
177 Gloucester Ave
Oakville, ON, L6J 3W3

16 April, 2021

Ms Heather McCrae
Secretary-Treasurer
Committee of Adjustment
By email: heather.mccrae@oakville.ca

Re: Application for Variance CAV A/052/2021
188 Gloucester Avenue
Registered Plan 113 PT LOTS 362,363

My family and I reside at 177 Gloucester Ave, on the opposite side and two properties south of 188 Gloucester. We consider this proposal a **major concern** because of the proposed change in the grade of the land when creating a lower level walkout that presently does not exist. This action could cause additional surface water damage to my neighbours who live at 178 and 182 Gloucester Ave.

During rainy Spring and Fall, as well as the Winter thaw, a substantial amount of surface water runs through my neighbours' properties, south towards the lake. It runs diagonally from 188 Gloucester Ave, through the backyard of 182 Gloucester Ave and pools in the south-west corner of their property. So far, the large Dawn Redwood tree in the garden of 178 Gloucester Ave, has managed to soak up the excess water during these periods.

However, if the owners of the proposed new build at 188 Gloucester Ave lower the present grade of their backyard to allow for a new walkout level, additional surface water will collect and potentially flood not just them, but any property located to the south.

We are asking the *Committee of Adjustment* and the *Engineering Department* to look into this issue BEFORE final approval is given to build this new house.

We need assurance that the alteration of the land will not increase the natural flow of water onto adjacent properties. We would like to be informed as to what precautions will be taken to ensure that this does not occur.

Sincerely,

Carolyn McMinn