

2)
CAV A/054/2022
482 BROOKSIDE DR
PLAN 543 LOT 6

Proposed

Under Section 45(1) of the *Planning Act*
Zoning By-law 2014-014 requirements – RL3-0

1. To permit the maximum total *floor area* for the *private garage* to be 57.4 square metres on a *lot* having greater than or equal to 12.0 metres in *lot frontage*.
2. To permit the maximum *residential floor area ratio* for the *detached dwelling* to be 44.5% (308.5 m²).
3. To permit the maximum *lot coverage* to be 37.3% (258.5m²) for the *detached dwelling* which is greater than 7.0 metres in *height*.

Attention: Jasmina Radomirovic, Assistant Secretary/Treasurer
BY EMAIL Committee of Adjustment – Agenda for April 5th, 2022

Regarding: Item 6.4 CAV A/054/2022 for 482 Brookside Drive

We have received this notice of application for variances on the property directly to the east of us, our location is 486 Brookside Drive, and we have several concerns as follows.

To us, this proposal for 482 Brookside Drive pushes too many boundaries for larger residential size and lot coverage in this neighbourhood. Yes, we understand that Brookside Drive is in transition from mostly original bungalows (like ours) to two-storey homes, but there are none are currently built on this side of the street between Burton Rd. and Woodale Ave.

We are concerned how the grading and drainage from this proposed home will affect our property - namely, the 1.22m. (4 ft.) west elevation side setback from the property line would be a very slim distance from both our driveway and detached garage. We are very troubled about potential issues arising during both the demolition of the existing home and then construction of the new, as we see from the drawings submitted the basement footings are proposed to be 11 ft. deep from existing grade (approx. 5 ft. deeper than our home), and will this not affect the surrounding water table for the established trees??

Additionally, there is only a very small setback to be seen on the submitted drawings for the second floor plan on the west elevation of the proposed structure, unlike the front and east elevation drawings which have a much larger setback for the second floor.

We wish to be advised of the notice of decision on this property.

Thank you and respectfully yours,

Ann & Georg Schneider

486 Brookside Drive,

Oakville, ON L6K 1R3