

Addendum 5 to Comments

October 04th, 2022

Committee of Adjustment

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

1)

CAV A/153/2022

PLAN 995 LOT 20 PT LOT 19

1235 INGLEDENE DR

Proposed

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

Zoning By-law 2014-014 requirements – RL7-0

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.2 (Row 5, Footnote 1) The <i>minimum interior side yard</i> shall be 1.2 m.	To permit a <i>minimum</i> (southerly) <i>interior side yard</i> of 0.71 m.
2	Section 6.4.3 a) The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 16.67 m -1.0 m = 15.67 m minimum).	To permit a <i>minimum front yard</i> of 9.18 metres.

Comments from:

Email in Opposition-1

Hello Jasmina,

This email is sent to express my objection to requested variances for the property located at 1235 Ingledene Drive, Oakville, Ontario

My name is Peter Stevens. I live at 1238 Ingledene Drive which is directly across from 1235. I strenuously object specifically to the requested variance that would permit a minimum front yard of 9.18 meters. If the Committee of Adjustment approves this variance the current owners of 1235 Ingledene Drive intend to:

- remove all six mature trees from the front yard (I can't believe the town would approve of such drastic action)
- construct a two vehicle garage from the south end of the present dwelling that will extend approximately 6 meters into the present front yard
- pave a large area of the present front yard to provide vehicle access to the garage

The addition of a garage and larger paved area will reduce the grass area of the front yard to a small fraction of its present size and likely create substantial drainage problems during heavy rains. The removal of all trees from the front yard runs contra to the town's efforts to preserve all healthy trees and maintain Oakville's reputation as a desirable treed community to live in.

The original plan for dwellings along Ingledene Drive included a front yard setback of approximately 16 meters providing a pleasing appearance and adequate space for the planting of many large trees and shrubs. Many walkers from neighbouring streets regularly stroll along Ingledene admiring the trees and gardens. The intended changes at 1235 will not only destroy the ascetic common to most properties on Ingledene Drive but could set an undesirable precedent for future rebuilds in the community.

Looking at 1235 from the front window of my living room I now see an attractive home surrounded by lovely mature trees and a large grassy front yard. If the town approves the requested variance I will be looking at the imposing side wall of a garage, a very large asphalt driveway, a minuscule area of grass and not a tree to provide any sense of nature.

I respect the owners desire to increase the size of their living space but not the present plan on how they propose to achieve it.

Sincerely,

Peter L. Stevens