

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: CAV A/175/2022

RELATED FILE: N/A

DATE OF MEETING: BY VIDEOCONFERENCE AND LIVE-STREAMING VIDEO ON THE TOWN'S WEBPAGE AT OAKVILLE.CA ON TUESDAY, NOVEMBER 01, 2022 AT 7:00 P.M.

Owner (s)	Agent	Location of Land
2847664 ONTARIO INC 383 Chartwell Rd Oakville ON, CANADA L6J 4A4	Paul Demczak Batory Management 655 ANNLAND St Pickering ON, Canada L1W 1A9	CON 3 SDS PT LOT 10 RP 20R21681 PART 2,3 383 Chartwell Rd Town of Oakville

OFFICIAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL - SPECIAL POLICY

ZONING: RL1-0

WARD: 3

DISTRICT: EAST

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.2 c) i) The maximum width of a <i>driveway</i> shall be 6.0 metres for a <i>lot</i> having a <i>lot frontage</i> of 12.0 metres or less.	To permit the maximum width of the <i>driveway</i> to be 9.00 metres for the <i>lot</i> having a <i>lot frontage</i> of 12.0 metres or less.
2	Section 5.8.6 c) For <i>lots</i> located within the Residential Low (RL1) <i>Zone</i> the maximum <i>total floor area</i> for a <i>private garage</i> shall be 56.0 square metres and the maximum width of the entrance to the <i>private garage</i> shall be 9.0 metres.	To permit the maximum <i>total floor area</i> for the <i>private garage</i> to be 95.5 square metres and the maximum width of the entrance to the <i>private garage</i> to be 11.00 metres.
3	Table 6.3.1 (Row 9, Column RL1) The maximum <i>dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 27.05 m.
4	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 89.01 m - 1.0 m = 88.01 m minimum).	To permit a <i>minimum front yard</i> of 67.22 metres.
5	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 10.00 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/175/2022 - 383 Chartwell Rd (East District) (OP Designation: Low density Residential)

The applicant is proposing construction of a two-storey detached dwelling on the subject to variances above.

The subject property is a large lot with the existing dwelling not visible from the main road (Chartwell Road). The neighbourhood is characterized by large lots with mostly two storey dwellings and with sidewalks on one side along the Chartwell Road.

The subject property has been subjected through previous Consent to Sever [B19/01 (1610), B19/02 (1610), & B19/03 (1610)] & Minor Variance Applications (File Number A/031/2019) for 383 Chartwell Road and 1039 Cedar Grove Boulevard to create two new severed residential parcels and one retained residential parcel from an existing large, irregular shaped lot which had been approved on April 9, 2019.

The subject property is currently subject to a Site Plan application (SP.1610.039/01). The Site Plan application is under 2nd submission review and any modifications to address identified issues may result in changes to the requested variances, however, are not anticipated at this time based on the outstanding Staff/Agency comments to be addressed.

The subject lands are designated Low Density Residential – Special Policy Area in the Official Plan. Policy 26.2.1, applies to the Low-Density Residential designation and is intended to protect the unique character and integrity of the large lots in the area.

Furthermore, Section 11.1.9 indicates that development which occurs in stable residential neighbourhoods shall be evaluated using criteria that maintains and protects the existing character. The proposal was evaluated against all the criteria established under Section 11.1.9, and the following criteria apply:

Policies 11.1.9 a), b), and h) state:

“a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.

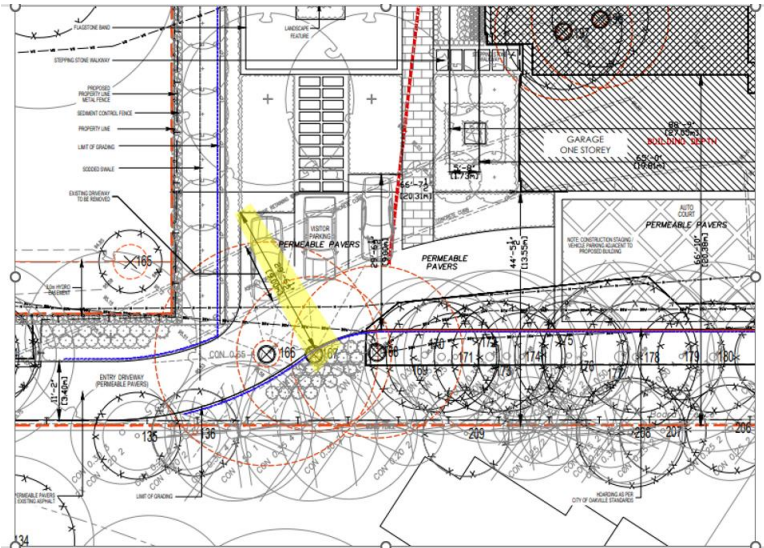
b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.”

Variance #1- Driveway width (Supported)

The applicant is requesting relief from Zoning By-law 2014-014, as amended, to permit an increase in the maximum width of the driveway from 6.0 metres to 9.0 metres. The intent of regulating the driveway width in the Zoning By-law is to minimize the amount of paved surface in the front yard visible to the public realm. The increased width of the driveway is for the portion of the visitor parking located on the property as indicated in the site plan below in yellow. Given the subject property site configuration and the lot area being away from the main road the driveway will not be visible from the public realm. It is Staff's opinion that the requested variance is minor and will not have adverse impacts on the surrounding area

Excerpt of the Site plan showing the driveway width by the applicant:



Variance #2 – Private Garage Floor Area (Supported)

The applicant is requesting relief from Zoning By-law 2014-014, as amended, to permit an increase in maximum garage floor area from 56.0 square metres to 95.5 square metres for a total increase of 39.5 square metres and increase in the entrance of the private garage from 9.00 metres to 11 metres. The intent of regulating the garage floor area is to prevent the garage from being a visually dominant feature of the dwelling does not present negative impacts to the streetscape. In this instance, the proposed garage is a one-storey structure located internal to the proposed dwelling with a setback of 13 metres from the adjacent property which makes it hidden from the public realm, thereby having no adverse effect on the streetscape. Staff are of the opinion that the proposed design would not be a visually dominant feature of the dwelling or impact the streetscape, is minor in nature and meets the intent of the zoning by-law.

Variance #3- Dwelling Depth (Supported)

The applicant requests relief from Zoning By-law 2014-014, as amended, to increase the maximum dwelling depth from 20.0 metres to 27.05 metres resulting in a total increase of 7.05 metres. One of the purposes of regulating the dwelling depth is to assist in ensuring that an adequate rear yard amenity space is provided and reduce the potential for any adverse impacts such as overlook, privacy loss and shadowing from rear yard projections. It is also intended to control the massing and size of new dwellings in relation to adjacent properties. Given that the dwelling depth of the house is less than 20 m and the additional 7.05 m is a result of single storey porches, staff are of the opinion that the proposed increased dwelling depth would not have a negative impact on adjacent properties, or the surrounding area given the large size of the lot. Therefore, the request for an increased dwelling depth would meet the intent of the Zoning By-law.

Variance #4- Front yard (Supported)

The applicant is requesting relief from Zoning By-law 2014-014, as amended, to permit a decrease in minimum front yard setback from 88.01 metres to 67.22 metres. The front yard is measured from the front property line to the main wall. The intent of regulating the front yard setback is to ensure a relatively uniform setback along the street. In this instance, the subject property is an irregular flag shaped lot making it difficult to maintain the permitted setback. The dwelling is not visible from the Chartwell Road location of the dwelling and the shape of the lot having no impact on the streetscape. Staff are of the opinion that the decrease in front yard setback will not have a negative impact on adjacent and surrounding properties, is desirable for the development of the property and meets the intent of the Official Plan and Zoning By-law.

Variance #6- Height (Supported)

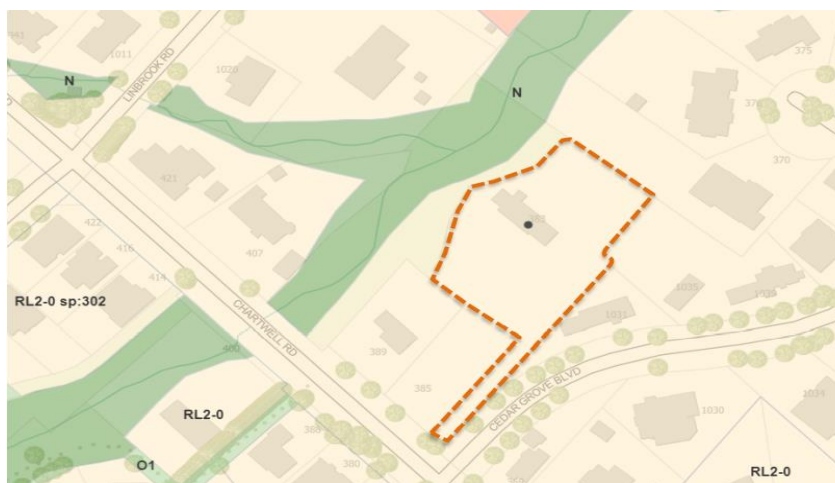
The applicant is seeking relief from Zoning By-law 2014-014, as amended, to permit an increase in maximum height from 9 metres to 10 metres. The height is measured from the established grade which is an average of the centre points of each lot line abutting a road to the top of the roof. The intent of regulating the height of a dwelling is to prevent a mass and scale that appears larger than dwellings in the surrounding neighbourhood and to reduce impacts of shadowing and overlook. In this instance, the requested increase in height will not have any adverse effect given the size of the lot, large setbacks from the surrounding properties and changes in grade across the property. The “as-built” height and the overall height is based off the measurement from grade all the way at the front of the driveway located along Chartwell and garage single storey portions is in closer proximity to the abutting properties. Staff are of the opinion that the requested height is appropriate for the development of the subject property as it has no shadowing and overlook concerns and meets the intent of the Official Plan and Zoning By-Law.

On this basis, it is staff's opinion that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law as the proposed dwelling is in keeping with the character of the neighbourhood. Further, the variances are minor in nature and appropriate for the development of the site as there are no negative impacts.

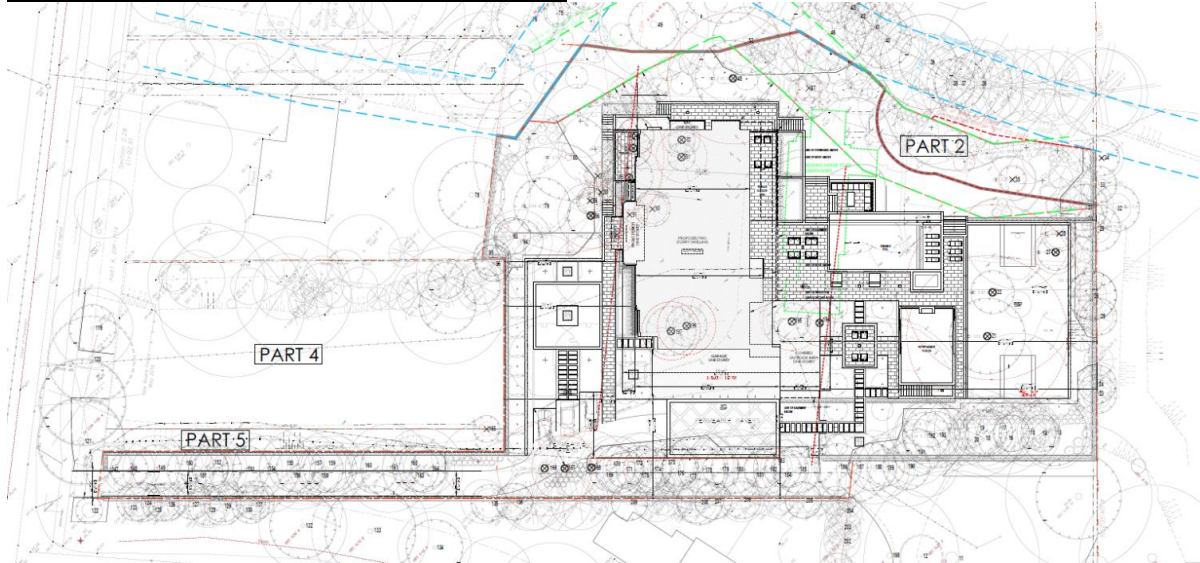
Excerpt of the Front elevation by the applicant:



Location of the subject property:



Excerpt of the Site Plan by the applicant



Conclusion:

In summary, based on the application as submitted, Staff are of the opinion that the application satisfies the applicable tests under the Planning Act. Should the Committee concur with staff's opinion, the following conditions are requested:

1. That the development be constructed in general accordance with the final approved Site Plan to the satisfaction of the Director of Planning Services.
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

The planning basis for the conditions are as follows, in keeping with the numbering of the conditions above:

1. Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
2. A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Fire: No Concerns for Fire. DL

Transit : CAV A/175/2022

Please note there are an existing Hydro Pole, Primary underground cable and a transformer located on the property to service the previous residence. Any relocations due to conflicts with the existing pole(s), asset(s) and/or wire(s) located on/near the property will be at the property owner's expense.

We do not have any objection or comments for the other Minor Variance Applications on the agenda. Appreciate your patience and sorry for the delay.

Halton Region: CAV A/175/2022 – 2847664 Ontario Inc, 383 Chartwell Road, Oakville

- Regional staff notes that matters related to the Regional interests of Servicing and the Regional Natural Heritage System (RNHS) are being dealt in the associated Site Plan application (S.P.1610.039/01).
- A portion of the subject property falls within Conservation Halton (CH) regulated area, floodplain, and watersheds. CH Staff should be consulted for their comments and satisfied with the proposed development prior to approval of the variance.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase in the maximum width of the driveway, an increase in the maximum total floor area for the private garage, an increase in the maximum dwelling depth, a decrease in the minimum front yard, and an increase in the maximum height, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a two-storey detached dwelling on the subject property.

Halton Conservation: Comments not provided.

Bell Canada: Comments not provided.

Union Gas: Comments not provided.

Letter(s) in support – None.

Letter(s) in opposition – 2.

General notes for all applications:

Note: *The following standard comments apply to all applications. Any additional application specific comments are as shown below.*

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments / authorities (e.g. Engineering and Construction, Building Services, Conservation Halton, etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be

carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.

Requested conditions from circulated agencies:

1. That the development be constructed in general accordance with the final approved Site Plan to the satisfaction of the Director of Planning Services.
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction



Jasmina Radomirovic
Assistant Secretary-Treasurer
Committee of Adjustment

Letter of Objections:

Attention: Jasmina Radomirovic, Assistant Secretary-Treasurer,

RE: 383 Chartwell Road, Variance CAV A/175/2022

Please see the attached document with our more specific concerns. In brief, I have the following comments about his applicatoin:

I oppose the following requested variances and ask that they all be refused:

- A driveway width to be 9 metres, as opposed to the bylaw of 6 metres for a driveway.
- A maximum total floor area for the private garage to be 95.5 square metres – as opposed to 56 square metres and the maximum width of the entrance to the private garage to be 11 metres, as opposed to 9 metres.
- A maximum dwelling depth of 27.05 metres as opposed to 20 metres.
- A minimum front yard of 67.22 metres on a lot that allows a 88.01m minimum, a difference of 20.79m.
- A maximum height of 10 metres compared to the bylaw permitting a maximum height of 9 metres.

I am very concerned that the size of the proposed house will change the nature of our street in a negative way and allow similar development.

The variances that are being sought are also not minor in nature.

Overall, the proposed variances and plan to build a large dwelling on a flag lot is not in keeping with the character of South East Oakville, or of Chartwell Road. It has major variances and does not conform to the Official Plan, zoning, intent or purpose.

As stated previously, I respectfully request that the Committee of Adjustment refuse the variances.

I wish to speak at the meeting and receive a copy of the Committee of Adjustment Notice of Decision for this property.

Sincerely, Frank Price

October 26, 2022

Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 7170
Email: jasmina.radomirovic@oakville.ca

Attention: Jasmina Radomirovic, Assistant Secretary-Treasurer,
RE: 383 Chartwell Road (File No.: CAV A/175/2022), Tuesday, Nov. 1, at 7 p.m.

From Janice Bradbeer & Frank Price
389 Chartwell Road
Oakville, ON L6J 4A4

We are owners and residents of 389 Chartwell Road. We have lived here for over 35 years. We are very concerned about the proposed variances to the property at 383 Chartwell Road.

We oppose the following requested variances and ask that they all be refused:

- A driveway width to be 9 metres, as opposed to the bylaw of 6 metres for a driveway
- A maximum total floor area for the private garage to be 95.5 square metres – as opposed to 56 square metres and the maximum width of the entrance to the private garage to be 11 metres, as opposed to 9 metres.
- A maximum dwelling depth of 27.05 metres as opposed to 20 metres
- A minimum front yard of 67.22 metres on a lot that allows a 88.01m minimum, a difference of 20.79m
- A maximum height of 10 metres compared to the bylaw permitting a maximum height of 9 metres

We are very concerned that the size of the proposed house will change the nature of our street in a negative way and allow more similar development.

The variances that are being sought are also not minor in nature.

Overall, the proposed variances and plan to build a large dwelling on a flag lot is not in keeping with the character of South East Oakville, or of Chartwell Road. It has major variances and does not conform to the Official Plan, zoning, intent or purpose.

As stated previously, we respectfully request that the Committee of Adjustment refuse the variances.

We wish to receive a copy of the Committee of Adjustment Notice of Decision for this property and have the following additional comments.

Heritage value of 383 Chartwell Road

Dick Grimm, known as “Mr. Canadian Open,” nurtured the game of golf in Canada and helped develop the Glen Abbey Golf Club in Oakville. Mr. Grimm, former chairman of the Canadian Open, lived at 383 Chartwell Road with his family. The stone edifice stood for decades at the end of a long driveway lined with a windrow of beautiful Norway Spruce trees.

From, THE CANADIAN PRESS PUBLISHED MAY 27, 2014:

Former golf executive Dick Grimm, who was known as "Mr. Canadian Open" for his efforts to grow the game in Canada, has died. He was 91.

A former chairman of the Canadian Open, Grimm played a key role in growing the tournament and in the building of Glen Abbey Golf Club in Oakville, Ont.

Between 1965 and '81, he served as chairman of the Open on eight different occasions. He became director of professional tournaments for the Royal Canadian Golf Association (now Golf Canada) in 1983, a position he continued in until 1993 when he left to take on the role of Commissioner of the Canadian Tour.

He was inducted into the Canadian Golf Hall of Fame in 1993.

An award in his name is presented annually, the latest recipient being Jim Clark. Sandra Post is another recipient (in 2012) whose name is recognized locally and is associated with a nearby park.

Glen Abbey: Cultural Heritage Landscape

<https://www.oakville.ca/business/glen-abbey-cultural-heritage-landscape.html>

On August 21, 2017, the Town of Oakville issued a Notice of Intention to Designate the Glen Abbey lands as a Cultural Heritage Landscape. In simple terms, a Cultural Heritage Landscape is "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community...." (Provincial Policy Statement 2014).

Parts of a letter from Mayor Rob Burton to designate Glen Abbey

August 25, 2017

Dear Premier Wynne, Minister Mauro and Minister McMahon:

I am writing in response to the letter of August 21, 2017 sent to you from BILD and the Ontario Home Builders' Association concerning the recommendation from town staff to identify Glen Abbey Golf Course as a designated Cultural Heritage Landscape designation under the Ontario Heritage Act.

Glen Abbey has a unique identify and reputation based on its long association with the Canadian Open that extends far beyond provincial boundaries. Glen Abbey is integral to the identity of our community, and this strong connection between place and people should not be trivialized. Nor should the age of the course be held against it, as some have alleged, as age is not the determining factor in cultural heritage protection. Buildings or landscape can be relatively new and still cultural and historically important; the 50-year old "new" Toronto city hall is a perfect example. (Italics added)

From: Letourneau Heritage Consulting Inc. Project # LHC0040

<https://www.oakville.ca/assets/2011%20planning/RayDor-GlenAbbey-1333DorvalDrive.pdf>

Dick Grimm approached Jack Nicklaus to convert the Upper Canada course into a championship venue for the Canadian Open. Jack Nicklaus started work on the design in 1974. He retained the general alignments of some holes, but he set out to rebuild the course into an "amphitheatre" design with three major lake sites.

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	<p>The following people, themes, and organizations had a direct influence on the evolved and designed cultural heritage landscape at 1333 Dorval Drive and its extant components:</p> <ul style="list-style-type: none"> • André Dorfman; • Development of Oakville (planned and unplanned suburban development and expansion); • Sport (Oakville Polo Club, Canadian Open, golf history e.g., Tiger Woods' 2000 shot); • Royal Canadian Golf Association/Golf Canada; • Glen Abbey Golf Club as an institution; and, • Jack Nicklaus, Dick Grimm, and Rod McIsaac.

MINISTRY OF TOURISM AND CULTURE

Standards & Guidelines for Conservation of Provincial Heritage Properties

Appendix A – REGULATION: Criteria for Determining Cultural Heritage Value or Interest
http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, (emphasis added)

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.
Standards & Guidelines for Conservation of Provincial Heritage Properties April 2010

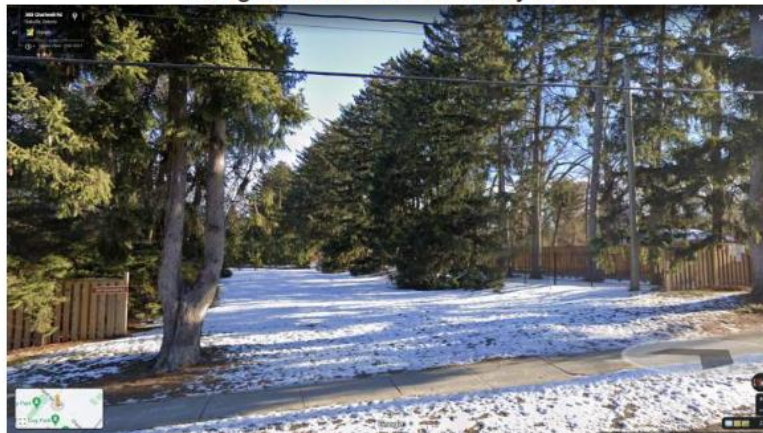
Trees

Norway Spruce Windrow

The windrow of Norway Spruce trees that are an identifiable feature of the property and the area are already under threat. They have recently been pruned so the lower branches no longer touch the ground, a characteristic feature of healthy spruce trees. This also reduces the viability of the trees.

The photos below show the difference at the base of the trees before and after pruning.

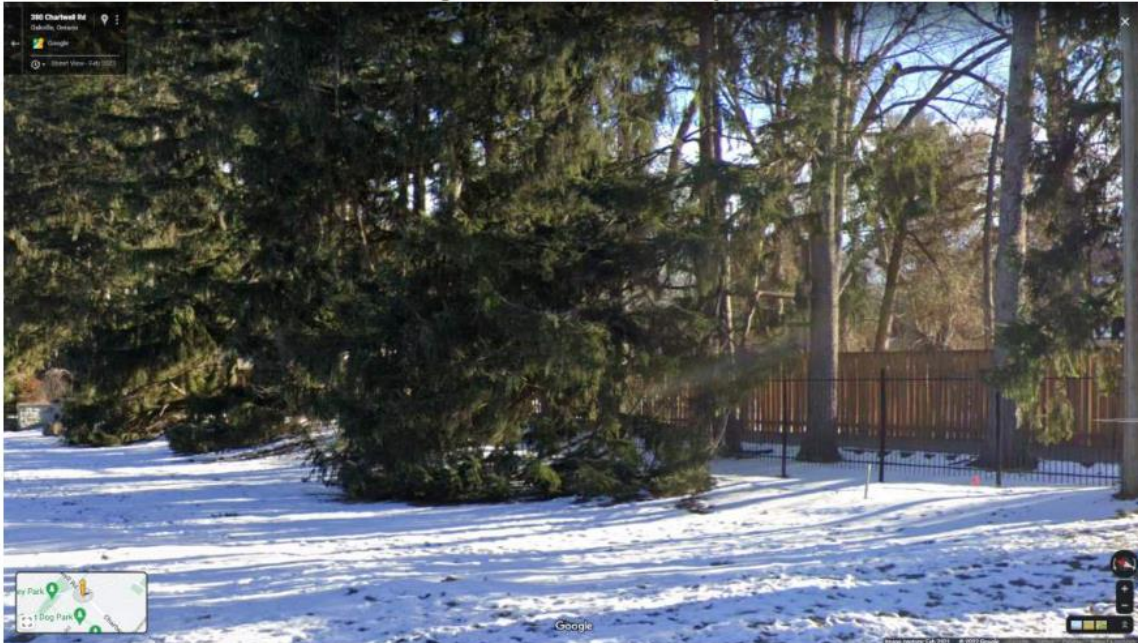
Google Street View February 2021



2022-10-24



Google Street View February 2021



2022-10-24



Butternut trees

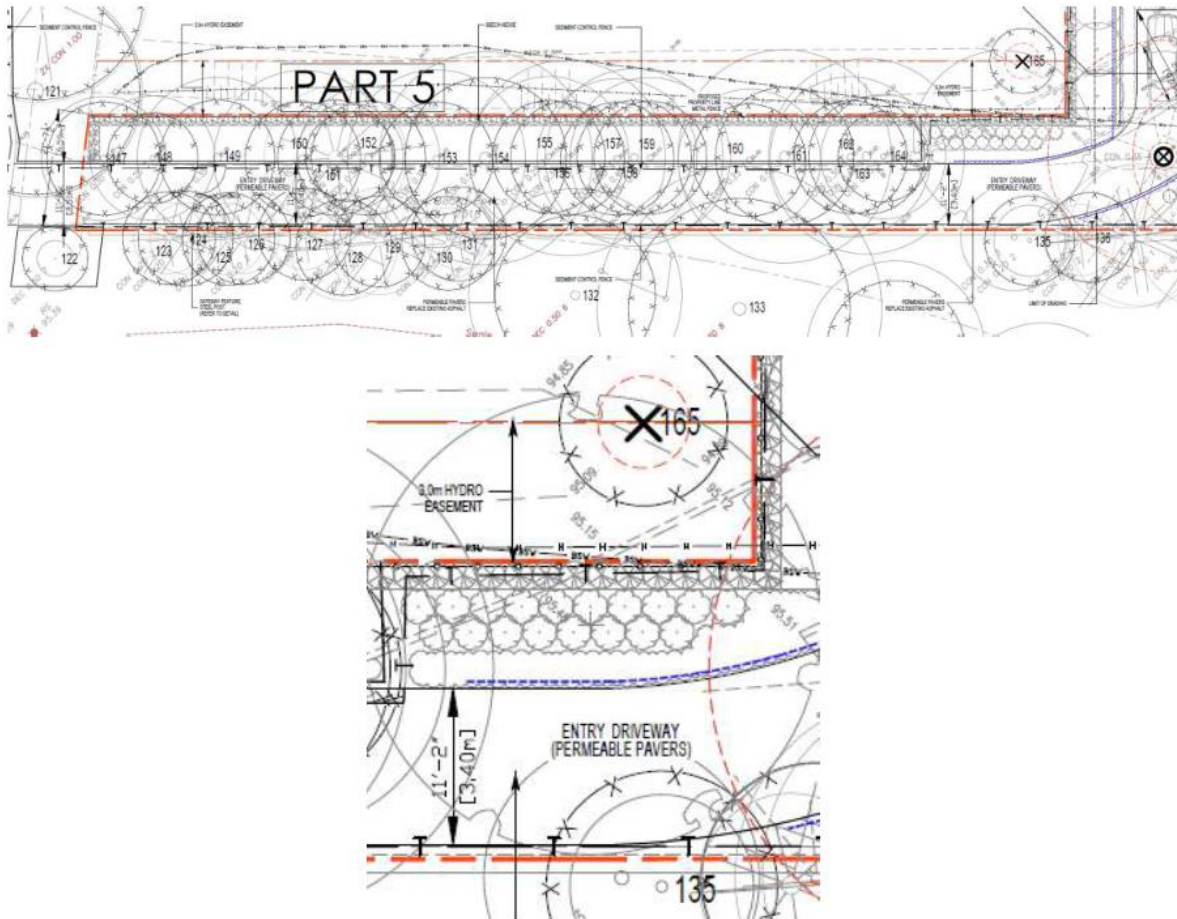
The reports that I've seen say 385 Chartwell Road has hybrid butternut trees on the property. Have they been tested by the MNR to confirm that they are hybrid butternut trees?

Even if they are found to be hybrid butternut trees, with a decline in the species, I feel even healthy hybrids should be considered for protection and preservation.

Can you please consider additional measures to save these trees?

Widened Driveway

The additional driveway width will impact the vitality of the Norway Spruce, putting additional stress on the trees. Even with permeable pavers, the trees will be under stress from root compaction due to construction and disturbance in the root zone.



Hydro Easement

The Hydro easement to service 383 has already impinged on the building area of 385 Chartwell Road.

Further variances will most likely be needed to build a home on the lot for 385 Chartwell. Granting these variances will most likely give the impression that the Official Plan and Zoning by-laws are a mere suggestion for development in Oakville.

Fence in the floodplain

Part of the fence along the public/private property line was replaced to the satisfaction of the Director of Parks, according to the conditions of approval for the consent to sever the 4 properties.

The fence in the floodplain hasn't been replaced with the park standard 4-foot fence. We have the following concerns about this:

1. The fence is in contravention of the fence by-law being over 8 feet 5 inches in height. It should be removed and replaced so it is in compliance with the by-law.
2. While it is a sturdy well built fence it will most likely be an impediment to any storm flow from a major storm. We respectfully request that the Conservation Authority be consulted and have the fence replaced to the Parks standard as was the intent of the consent to sever the properties.
3. The fence has additional plantings on the natural area side which screen it from view of 383 Chartwell Road. With a large maple in our yard, we don't have the opportunity to plant additional screening that would be effective in blocking the view of this oversized fence. The removal of the fence would improve our viewshed of the natural area.

The fence in the floodplain with part of the parks fence



Overlook

Not only our house at 389 Chartwell but the house that is yet to be built at 385 Chartwell Road will be overlooked by the proposed dwelling. The additional height of 1 meter will add to the already existing height elevation of the property behind our home.

The change in the front yard depth from 67.22 metres on a lot that allows an 88.01m minimum, is a difference of 20.79m. It is a major variance.

Site plan Agreement Registered on Title

With securities required for the installation and certification of the stormwater attenuation system and a condition for its perpetual maintenance, also allowing town access to the property for inspection of the system.

Sincerely,

Janice Bradbeer & Frank Price (Digital signatures)
389 Chartwell Road

Letter of Objections:

DATE 09/26/2022

Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 7170
Email: jasmina.radomirovic@oakville.ca

Attention: Jasmina Radomirovic, Assistant Secretary-Treasurer,

RE: 383 Chartwell Road, Variance CAV A/175/2022

I am an owner and resident of 388 CHARTWELL ROAD. I have lived here for 42 years. I am very concerned about the proposed variances to the property at 383 Chartwell Road.

I oppose the following requested variances and ask that they all be refused:

- A driveway width to be 9 metres, as opposed to the bylaw of 6 metres for a driveway.
- A maximum total floor area for the private garage to be 95.5 square metres – as opposed to 56 square metres and the maximum width of the entrance to the private garage to be 11 metres, as opposed to 9 metres.
- A maximum dwelling depth of 27.05 metres as opposed to 20 metres.
- A minimum front yard of 67.22 metres on a lot that allows a 88.01m minimum, a difference of 20.79m.
- A maximum height of 10 metres compared to the bylaw permitting a maximum height of 9 metres.

I am very concerned that the size of the proposed house will change the nature of our street in a negative way and allow similar development.

The variances that are being sought are also not minor in nature.

Overall, the proposed variances and plan to build a large dwelling on a flag lot is not in keeping with the character of South East Oakville, or of Chartwell Road. It has major variances and does not conform to the Official Plan, zoning, intent or purpose.

As stated previously, I respectfully request that the Committee of Adjustment refuse the variances.

I wish to receive a copy of the Committee of Adjustment Notice of Decision for this property.

Sincerely,

Name: [Signature] RPK

Address: 388 CHARTWELL RD