

Addendum 2 to Comments

November 15th, 2022

Committee of Adjustment

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

1)

CAV A/183/2022

PLAN 805 LOT 17

1230 Donlea Crescent

Proposed

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

Zoning By-law 2014-014 requirements – RL1-0

1. To permit the maximum *residential floor area ratio* for the *detached dwelling* to be 31.90% (445.01 m²).
2. To permit a maximum *height* of 9.96 metres.

Comments from:

Emails of Opposition – 2

From:

Sent: Saturday, November 12, 2022 8:42 AM

To: Heather McCrae <heather.mccrae@oakville.ca>

Subject: hearing for 1230 Donlea Crescent

I do not agree the application of a minor variance from 1230 Donlea Crescent . I am very concern that the variance to the size and height may block the sunshine to the street and around houses and affect whole street view .

Regards.

Run Zhou

1227 Cleaver Drive Oakville L6J 1W2

From:

Sent: Monday, November 14, 2022 11:59 AM

To: Heather McCrae <heather.mccrae@oakville.ca>

Cc:

Subject: Public hearing - Committee of Adjustment Application CAV A/183/2022 - 1230 Donlea Cr

To Secretary-Treasurer, Committe of Adjustment,

Dear Madam,

I am the property owner of the adjacent property to 1230 Donlea Cr which is the subject of an application for minor variances to the Town of Oakville. Details below:

Name: Matthew Sambrook

Address: 1234 Donlea Cr (Referred to in the drawings as Lot 16)

Application ref: CAV A/183/2022 - 1230 Donlea Cr

Can you please register me as a delegate for the hearing on November 15, 2022 - email:

Our concerns are outlined briefly below:

1. We are very concerned that the size and scale (both height and floor plate) of the proposed dwelling is too large in consideration of:
 - a. The existing property on the site.
 - b. The surrounding properties on Cleaver Drive and Donlea Cr, and the neighbourhood subdivision.
 - c. Presents privacy concerns to the adjacent properties. Noting the applicant refers to the adjacent house being North (across Cleaver Dr), and not both SE and SW which will be significantly LOWER than the proposed dwelling with the increased variance. This is potentially misleading on the part of the applicant.
2. Additionally, the proposed driveway is very close to the adjacent property line (with Lot 16), particularly given the removal of two trees which provide separation and privacy between the neighbouring properties. This appears to require an additional variance which has not been made by the applicant.
3. There are no comments from the applicant regarding the removal of 4-5 trees, particularly Trees 3 and 5 which according to the Arborist report are both 16-18 metres tall, 3 metres radius and in Good/Fair condition, which provides a privacy screen from Lot 16. This should be taken into account when reviewing the application.

For the above reasons, **we do not approve the application for minor variances.**

Look forward to discussing the above concerns during the committee of adjustment meeting tomorrow.

Regards,
Matthew Sambrook