

## **Addendum 1 to Comments**

October 18<sup>th</sup>, 2022

Committee of Adjustment

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

1)

**CAV A/170/2022**

PLAN M11 LOT 14

3107 Seneca Drive

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL5-0**

1. To permit the maximum *residential floor area ratio* for the *detached dwelling* to be 30.84% (437.80 m<sup>2</sup>).

#### **Comments from:**

Email of Opposition – 1

**From:**

**Sent:** Sunday, October 16, 2022 8:30 PM

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

**Subject:** CAV A/170/2022

Hi Heather,

Regarding the application by Robert Mark/Sheri Ann Williams, variance request with reference above.

Please find attached our comments regarding this build, which will have a direct impact to our privacy.

We are pre registering as a participant in the meeting.

We are requesting notification of the decision for this application.

Thanks

Mark

We have no objection to the adjustment of square footage to the proposed property.

Comments / Concerns

- 1.) The number of trees to be removed.

One of the reasons we love our neighbourhood is all the mature trees.

Clearly the removal of the tall trees between our property and the subject property means diminished privacy, especially as the proposed build has windows directly overlooking our garden.

So, we would kindly request that trees be re-planted between the properties post construction, to buffer for privacy and noise.

## 2.) Monitoring of new property drainage system.

As you may know there are underground rivers flowing toward the lake in this area.

The raising of ground level (looks like 1 meter in the drawings) means that unless the drainage system of the property is done properly, ground water obviously flows downwards, i.e. onto our property.

Unfortunately, we have had a bad experience with the new build to the east of our property recently where the drainage was not installed properly and therefore causes ground water to pour onto our property.

How can we ensure that the town monitor the correct installation of ground drainage?

## 3.) Monitoring of construction.

Again, unfortunately, our bad experience of the new build to the east of our property is making us anticipate stress and conflict regarding this project.

How do the town of Oakville manage the contractors regarding abiding by the rules of hours and days of construction? Is there a liason person per project, who we may contact?

Thanks,

Mark and Vicky Fuse