

Addendum 2 to Comments

May 04, 2021

Committee of Adjustment

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

1) **CAV A/063/2021**

PLAN 1 BLK 78 LOTS 1,2

176 FRONT ST

Proposed

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

Zoning By-law 2014-014 requirements – RL3 SP:11

1. To permit two attached *private* garages.
2. To permit a vehicle entrance facing the *front lot line* of 5.24 m (westerly garage) and 1.72 m (easterly garage).
3. To permit a *minimum front yard* of 5.24 m (westerly addition) and 1.43 (easterly reconstruction).

Comments from:

Email/Letter of Objections

Hello;

I am contacting you with regard to the Variance Request on the above application for 176 Front Street.

In the Application, Variance 1 is to allow two separate garages:

Section 5.8.1 d) A maximum of one attached *private* garage per dwelling shall be permitted. To permit two attached private garages

The information from Planning Services states:

Heritage Planning Staff have reviewed the proposed variances and overall development proposal and have no significant concerns with the subject application. The proposed work will require a major heritage permit.

<https://pub-oakville.escribemeetings.com/filestream.ashx?DocumentId=2711>

I reviewed the Minutes from the Heritage Oakville Advisory Committee for December 15, 2020 and two of their seventeen related comments to the Heritage application for 176 Front Street state:

- **the two garages flanking the building on each side creates a focus on the garage and stone and overwhelms the heritage house;**

- **ideally, the second garage wouldn't be built – can they reduce it to the one garage on the east side and remove the west garage which would also allow the trees to be retained;**

<https://securepwa.oakville.ca/sirepub/cache/107/axn2gnssjvhv4u33mvqxldtf/56342405032021095439794.PDF>

I would request that you kindly advise members of the Committee of Adjustments prior to the meeting of May 04, 2021 that there are concerns about the second garage with Heritage.

Thank you for your assistance.

Regards,

Ross McTavish

53 Navy Street

Oakville