

Addendum 5 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

Re: Committee of Adjustment Requested Variance Request for 176 Front Street

File #: CAV A /063/2021

To the Committee of Adjustment:

In regards to the above property and its application for an adjustment of Oakville Zoning By-law regulation Section 5.8.1 d), I have the following concerns and therefore, respectfully do Not support this request for variance:

1. The application calls for garages on both east and west sides of this iconic, 1837 heritage property. Allowing two separate garages on either side of the home is not in keeping with the Old Oakville, Heritage District guidelines or sympathetic to the other heritage homes in the area. Allowing this request would be considered a major variance. In this regard, I would further direct the Committee of Adjustment's consideration to Oakville Heritage Committee's, December 15th review and comments on 176 Front Street's Site Plan Application.
<https://securepwa.oakville.ca/sirepub/mtgviewer.aspx?meetid=4042&doctype=AGENDA>
2. The additional garage added to the west side of the property may be dangerous to public safety. The property (176 Front Street) is adjacent to the entrance/exit to Lakeside Park. As one of the narrowest and shared use streets by both pedestrians and vehicular traffic in Oakville, to add a second driveway on the west side of the property, adjacent to the Lakeside park entrance, and with no sidewalks on Front Street, poses a potential concern for the safe enjoyment of this promenade.

I therefore respectfully ask that the requested variance to allow for two garages on both sides of the property Not be passed. Specifically, that the addition of a new garage and driveway on the west side of the property be disallowed. However, would suggest that the Committee of Adjustment consider granting "legal, non-conforming" approval to the applicant to retain or rebuild the existing two-car garage presently on the east side of the property within its current footprint and respecting Conservation Authority guidelines.

Respectfully submitted by:

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