

Addendum 1 to Comments

June 12th, 2024

Committee of Adjustment

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

1)

CAV A/092/2024

PLAN 352 Lot 25

147 Elmwood Road

Proposed

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

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

1. To reduce the minimum westerly interior side yard to 0.89 m.
2. To permit the accessory building located in the rear yard with a reduced minimum interior side yard of 0.16 m and a reduced minimum rear yard of 0.00 m.

Comments from:

Letter of Opposition – 1

M. VIRGINIA MACLEAN, K.C. L.S.M.

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June 10 2024

Heather McCrae

Secretary-Treasurer, Committee of Adjustment,

1225 Trafalgar Rd

Oakville On L6H 0H3

Delivered by Hand and E mail

Dear Ms McCrae:

Re File # CAV A/092/2024- Committee of Adjustment Agenda June 12 2024 item 1- 147
Elmwood Rd

This letter of objection to the above identified application is made on behalf of J Lee Properties Corp, Jason Lee principal, the owner of 143 Elmwood Rd that abuts the subject property to the east.

My client has been fully informed about the application and the By law provisions. The planning staff comments filed with the Committee on June 7 were discussed with my client and he fully supports those comments in opposition to the application. The proposed increase in

maximum residential floor area ratio will adversely impact the use of the rear lot of 143 Elmwood and the character of this neighbourhood .

My client wishes to urge the Committee to refuse the application for reason of non compliance with section 45 of the *Planning Act* as clearly set out in the planning staff comments.

Yours Very Truly

M. Virginia MacLean, K.C.

Copy J Lee