

Addendum 1 to Comments

August 21, 2024

Committee of Adjustment

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

2)

CAV A/127/2024

411 Sandmere Place

PLAN 641 LOT 264

Proposed

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

Zoning By-law 2014-014 requirements – RL3-0

- 1.** To increase the maximum total floor area for the private garage to 49.0 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
- 2.** To increase the maximum residential floor area ratio to 43.90%.

Comments from:

Emails of Opposition – 1

Emails of Support - 1

Email of Opposition #1

TownofOakville

Committee of Adjustment

August20,2024

coarequests@oakville.ca,

RE: CAVA/127/2024 - 411 Sandmere Place

We are currently out of town and cannot attend the meeting this evening. Please accept this letter/email opposing these proposed Variances.

Variance #1 – Maximum Garage Floor Area (No Objection) – increased from 45.0 sq. m to 49.0 sq. m

Variance #2 – Residential Floor Area (No Objection) – increased from 40% to 43.90%

Upon reviewing the staff comments on this file, we find ourselves in disagreement.

“The proposed variances being requested are also similar in nature and magnitude to other approved variances in the surrounding area. Through the mitigation efforts made to the design of the dwelling there are no adverse massing or scale impacts on abutting properties or the immediate neighbourhood.”

We respectfully disagree with this statement. Oakville has established rules and regulations, and applications for minor variances should not be approved so frequently. This is creating a problem of numerous over-sized houses on relatively small lots. There is already a sufficient allowance to build a very large house without any variances. The current size allowed on this property is 3554 square feet, which is already over-sized in our option.

Regards,

Laura & Adam Bomers

Email of Support #1

From: [D. Foster](#)
To: [coarequests](#)
Subject: [EXTERNAL] 411 Sandmere Place
Date: August 20, 2024 11:33:16 AM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Ms. Ulcar,

As a resident on Sandmere Place, I have no issue with the variance for this house to be built on 411 Sandmere Place, PLAN 646 Lot 265.

If you wish to send me a code to possibly speak tomorrow you may. If you are able to use this correspondence instead let me know.

Thank you.