

## **Addendum 1 to Comments**

November 13, 2024

Committee of Adjustment

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

1)

**CAV A/160/2024**

14 Timber Lane

PLAN M11 LOT 48

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL3-0, Residential and N, Natural Area**

- 1.** To increase the maximum residential floor area ratio to 54.38%.

**Comments from:**

**Email of Opposition – 1**

**From:** [REDACTED]  
**Sent:** November 11, 2024 1:27 PM  
**To:** coarequests  
**Subject:** [EXTERNAL] re 14 timber Lane file #CAV A/1602024

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regarding application Committee of Adjustment Application Jen Ulcar Secretary-Treasurer

Several issues regarding this application:

1. Is the committee aware of this being a heritage property and has the Heritage Committee given approval for the addition?
2. There are 2 mature trees on site, a large maple at the front of 14 Timber Lane on the left side and a maple at the end of the property on the left side. Will any of these tree roots be affected by any excavating done for the addition of this property, and could these trees be damaged ?
3. There is an underground stream that extends from West Street that goes to the driveway of 10 Timber Lane and then exits to the lake, this stream caused a sink hole just recently at the driveway of 10 Timber Lane (approximately a month ago) . This then had to be repaired and excavating done at 10 Timber Lane. Will this property addition change the path of that underground stream, and impact on the surrounding properties regarding drainage or property damage ?
4. The garage on the right side of the property is a "non-conforming building" which was given approval in the past, but abuts the property line at 19 inches instead of the 24 inches now required. Does the Committee's potential approval of this addition impact on the garage's non- adherence to present Oakville guidelines?

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