

2)

CAV A/071/2024 – Deferred from May 01, 2024
221 Wedgewood Drive
PLAN 545 LOT 86

Proposed

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

Zoning By-law 2014-014 requirements – RL1-0, Residential

- 1.** To increase the maximum width of the driveway to be 11.75 metres for a lot having a lot frontage equal to or greater than 18.0 metres.
- 2.** To increase the maximum total floor area for the private garage to 91.50 square metres.
- 3.** To increase the maximum residential floor area ratio to 32.20%.
- 4.** To increase the maximum lot coverage to 27.80%.
- 5.** To increase the maximum height to 9.15 metres.

Comments from:

Email of Support – 2

Email – 1

Date: 06-11-24

Attention: Ms. Jennifer Ulcar
Secretary-Treasurer of Committee of Adjustment
Planning & Development
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

RE: Committee of Adjustment Application:

Reference File Number: CAV A/071/ 2024 (deferred from May 1, 2024)

Property Address: 221 Wedgewood Drive, Oakville

We are the registered property owner(s) of [REDACTED] Wedgewood Drive
We have reviewed the drawings dated September 17, 2024 as prepared by Gus Ricci
Architect for the above noted variance application. Based on our review, we support
the application as presented.

Respectfully submitted,

Signature: MurryAnna Babcock Signature: _____

Name: MurryAnna Babcock Name: _____

Telephone: [REDACTED]

Date: Nov 6, 2024

Attention: Ms. Jennifer Ular
Secretary-Treasurer of Committee of Adjustment
Planning & Development
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

RE: Committee of Adjustment Application:

Reference File Number: CAV A/071/ 2024 (deferred from May 1, 2024)

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We have reviewed the drawings dated September 17, 2024 as prepared by Gus Ricci
Architect for the above noted variance application. Based on our review, we support
the application as presented.

Respectfully submitted,

Signature: [Handwritten Signature] Signature: _____

Name: Landon Craig Dowlatsingh Name: _____

Telephone: [REDACTED]

November 11, 2024

Jennifer Ulcar
Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3

File: CAV A/071/2024
Plan 545 Lot 86

I am unable to attend the meeting this Wednesday, therefore, I am submitting some questions for discussion. Thank you for the opportunity to ask questions and seek clarification on the amendments for plan 545, lot 86.

- An arborist report was attached to the application that was dated September 2024 noting trees that were cited to be removed. However, a significant number of large trees were removed in October 2023, including a large black walnut, cedar hedges along the backyard fence line and other established trees. Is there an arborist report from October 2023? Are the trees removed during that time required to be replaced or other greenery, landscape to regain privacy from all neighbours bordering the property line?
- There is a significant amount of hardscaping on this property, pavers, concrete, will there be any green scaping to tie more into the existing mature neighbourhood?
- It is difficult to discern from the drawings what is being built in detail along the back fence/wall of the property. Is there a new retaining wall being installed along the property line? If so, is it at the property line or a few feet within the property line? There is an existing retaining wall, would that be impacted/disturbed by the applicant replacing with the stone waterfall?
- The application contains detailed drawings and landscaping of the front yard, are there detailed drawings for the rear of the yard depicting retaining walls, large cabana, pool, waterfall, trees, etc. Is there another set of detailed drawings for the rear yard?
- The artist rendered drawings of the completed home shows extensive large trees at the back of the house. Are those new trees being planted by the applicant? They do not reflect existing trees in neighbouring yards.
- The artist rendering drawings showing a side view of the home with a look into the rear yard does not show the cabana, pool, fireplace.

Thank you,

Dawn Braddock