

Addendum 1 to Comments

November 27, 2024

Committee of Adjustment

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

1)

CAV A/166/2024

150 Richmond Road

Proposed

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

Zoning By-law 2014-014 requirements

To authorize a minor variance to permit a one-storey addition to the existing dwelling and a new attached private garage on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 5, Column RL3) The minimum interior side yard shall be 1.2 metres.	To reduce the minimum interior side yard to 0.6 metres.

Comments From:

Letters of Opposition – 1

██████████ Richmond Rd, Oakville, ON ██████████
PLAN 553 LOT 34

I am writing this letter to express my concerns with an application submitted to the Committee of Adjustment variance request file # CAV A/166/2024 ,

subject property 150 Richmond Rd. Oakville, ON PLAN 553 LOT 33.

Proposed erection of new garage located 605 cm. to property line from required 120 cm.(4 ft.).

In general I am opposed to building proposed structure with reduced setback due to few reasons;

- 1) - Grading - existing grading was altered by previous owner from original improperly by 16 inches higher what creates already hard to manage rain water runoff pooling on my and neighboring properties. Constructing a swale is rather impossible . Existing downspouts are directed to pipes located on my property to help manage this situation.
- 2)- Architecture- changes to beautification , improvements , services and future development to my property will be greatly reduced by limiting design (new location of windows ,relocating services additional floors etc.).
- 3)-Emergency crews access- emergency and service crews would have reduced access due to closer build on east and west(160 Richmond Rd.) side of my property.
- 4)-Greenery- mature decorative shrubs on my property will be affected and possibly damaged.
- 5)-Value- property value decreases and becomes less attractive.
- 6)-Trash- due to property location winds bring large amount of flying trash which accumulates between two properties and needs to be cleaned on regular bases. Narrow access will make this task very difficult or almost impossible to perform.
- 7)-Survey- supplied original 1955 survey does not represent current situation, examining aerial and street view photos of 3 properties will give present picture.

Please take my comments into consideration while making decision.

Sincerely
Mark Chabior