

Addendum 2 to Comments

January 22, 2025 at 7 p.m.

Committee of Adjustment

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

1.

i) B24/11

74 Howard Avenue

PLAN 114 LOT 30 PT CLSD LANE RP 20R4200 PART 5

Proposed

Under subsection 53(42) of the Planning Act, the applicant is requesting to permit the consent to sever the property to create one new lot and one retained lot. The landowner seeks to demolish the existing detached dwelling and garage to construct a new detached dwelling on each lot.

(2 Minor Variances to be heard with the above Consent application)

ii) A/150/2024

74 Howard Avenue

PLAN 114 LOT 30 PT CLSD LANE RP 20R4200 PART 5

Proposed

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

Zoning By-law 2014-014 requirements RL3, Residential

1. To decrease the minimum lot frontage to 15.2 m.

iii) A/151/2024

74 Howard Avenue

PLAN 114 LOT 30 PT CLSD LANE RP 20R4200 PART 5

Proposed

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

Zoning By-law 2014-014 requirements RL3, Residential

1. To decrease the minimum lot frontage to 15.2 m.

Comments From:

Letters in Opposition- 1

January 20, 2025

Committee of Adjustment

Town of Oakville

1225 Trafalgar Road

Oakville, ON L6H 0H3

Subject: Objection to Application for Minor Variance - **File No.:** B24/11 (1711); CAV A/150/2024 and CAV A/151/2024

Dear Members of the Committee of Adjustment,

We are writing to object to the application for a minor variance submitted by C. Van Zeyl and L. Van Zeyl for the proposed severance of the property located at **74 Howard Avenue**. The application seeks to create two lots with frontages of 15.2 metres, significantly below the minimum requirement of 18 metres as set out in Zoning By-law 2014-014.

As nearby residents, we are concerned about the adverse impact this proposal could have on the character, heritage, and livability of our community. Our objections are as follows:

1. **Preservation of Neighborhood Character**

This neighborhood is defined by its spacious lots, mature trees, and harmonious streetscape. The proposed severance would result in smaller lots that are inconsistent with the established character of the neighborhood.

2. **Impact on Heritage and Green Spaces**

The older character of this neighborhood is tied to its open spaces and greenery. A severance of this nature could impact mature trees and diminish green spaces.

3. **Adverse Effects on Community Livability**

Smaller lots bring higher density, more vehicles, and increased traffic.

4. **Precedent for Future Variances**

Approving this application risks setting a dangerous precedent, encouraging further deviations from the zoning by-laws. The cumulative impact of such decisions could significantly alter the fabric of our community over time.

5. **Integrity of Zoning By-laws**

The minimum lot frontage requirement of 18 metres exists for a reason: to protect the character, stability, and sustainability of our neighborhood. Granting this variance would undermine the intent of these by-laws and weaken their authority.

We urge the Committee to consider the long-term implications of this decision. The residents of this neighborhood take pride in its history and character, and it is crucial to uphold the zoning standards that have preserved these qualities for generations.

Thank you for your attention to this matter. We trust that the Committee will prioritize the interests of the broader community by denying this application.

Sincerely,

Rita & Frank Peters

■ Park Avenue

Oakville, ON L6J 3Y1
