

3)

**A/013/2025**

1574 Old Lakeshore Road

CON 4 SDS PT LOT 25 RP 20R3003 PART 4

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL2-0, Residential**

- 1.** To increase the maximum width of the walkway access at the point of attachment to 2.7 metres.
- 2.** To increase the maximum total floor area for a private garage to 84.0 square metres.
- 3.** To increase the maximum projection to 5.7 metres.
- 4.** To increase the maximum lot coverage where the detached dwelling is greater than 7.0 metres in height to 28.4%.
- 5.** To increase the minimum front yard to 17.2 metres.
- 6.** To increase the maximum front yard to 29.1 metres.

**Comments from:**

**Letter of Objection – 1**

## MEMORANDUM

**To:** Town of Oakville  
**Attention:** Jen Ulcar, Secretary-Treasurer of Committee of Adjustment

**Date:** January 31, 2025

**From:** Ryan Fitzgibbon and Louise Brans Fitzgibbon  
[REDACTED] Old Lakeshore Road, Oakville, ON

**RE:** Committee of Adjustment Application (Variance Request)  
File #A/013/2025  
1574 Old Lakeshore Road, Oakville, ON

We are the owners of and reside at [REDACTED] Old Lakeshore Road and received a Notice of Public Hearing for the above mentioned application. The application pertains to the property abutting the west side of ours. We would like to take this opportunity to participate in the process by providing this written correspondence. The nature of our concerns relate to storm drainage and conveyance of overland flow, through both our property and 1574 Old Lakeshore Road (subject property).

In the summer of 2024, our neighbourhood experienced widespread flooding as a result of two back to back rainfall events. The first event was on July 15, 2024 and the second event followed immediately thereafter on July 16, 2024. As a result of these events our home sustained basement flooding when storm runoff from the abutting property to the west and beyond inundated our west side yard and entered our basement via the basement windows. In addition, the storm runoff overwhelmed our foundation drainage system and sump pump causing additional stormwater to enter. Subsequent to the event, we put in place remedies to help mitigate damages in the event of a repeat occurrence. The remedies included rerouting runoff from our roof away from our side yard to the front yard and replacing our sump pumps with larger capacity

pumps as well as redirecting its discharge to the front yard. We also reached out to a contractor and engineering company for advice on possible solutions.

We retained Trafalgar Engineering Ltd. to assess the local storm drainage patterns in an effort to ascertain if there were any contributing factors that would produce the large volume of water that overwhelmed our side yard as it tried to flow from the rear of the lot to the front yard, and ultimately the roadside ditch on Old Lakeshore Road.

Trafalgar Engineering's high level assessment shows that there is a significant external drainage area tributary to the side yard that was inundated. The tributary drainage area is generally south to southwest of our property and has an area of approximately one hectare. The attached plan (Figure 1867F1) prepared by Trafalgar Engineering shows the approximate limits of the external drainage area and general direction of overland flow. The external area is large enough to produce surface runoff in excess of what a typical lot level side yard swale is expected to convey.

Worth noting also, is that the Town's Stormwater Management Master Plan identifies the level of service for the area's overland flow system as level D; Higher Risk Exposure. We have attached Drawing No. 7.13 contained in the Town's Stormwater Management Master Plan for reference purposes.

In light of the above, it is apparent to us that any solution is beyond what we can reasonably implement on our property alone and a solution will require the cooperation of others. Based on the Application's supporting documents we were able to find on the Town's website, there are no studies to show how stormwater will be managed. We respectfully request that the committee's decision on this variance request be made once the matter of storm drainage is fully understood by way of a supporting study that explores solutions to prevent any further flooding of our property as a result of external drainage from the subject property and beyond and conveyance

through the properties. We would welcome an opportunity to discuss this matter further with a view to achieving a solution.

**Thank you.**

**Respectfully Submitted**

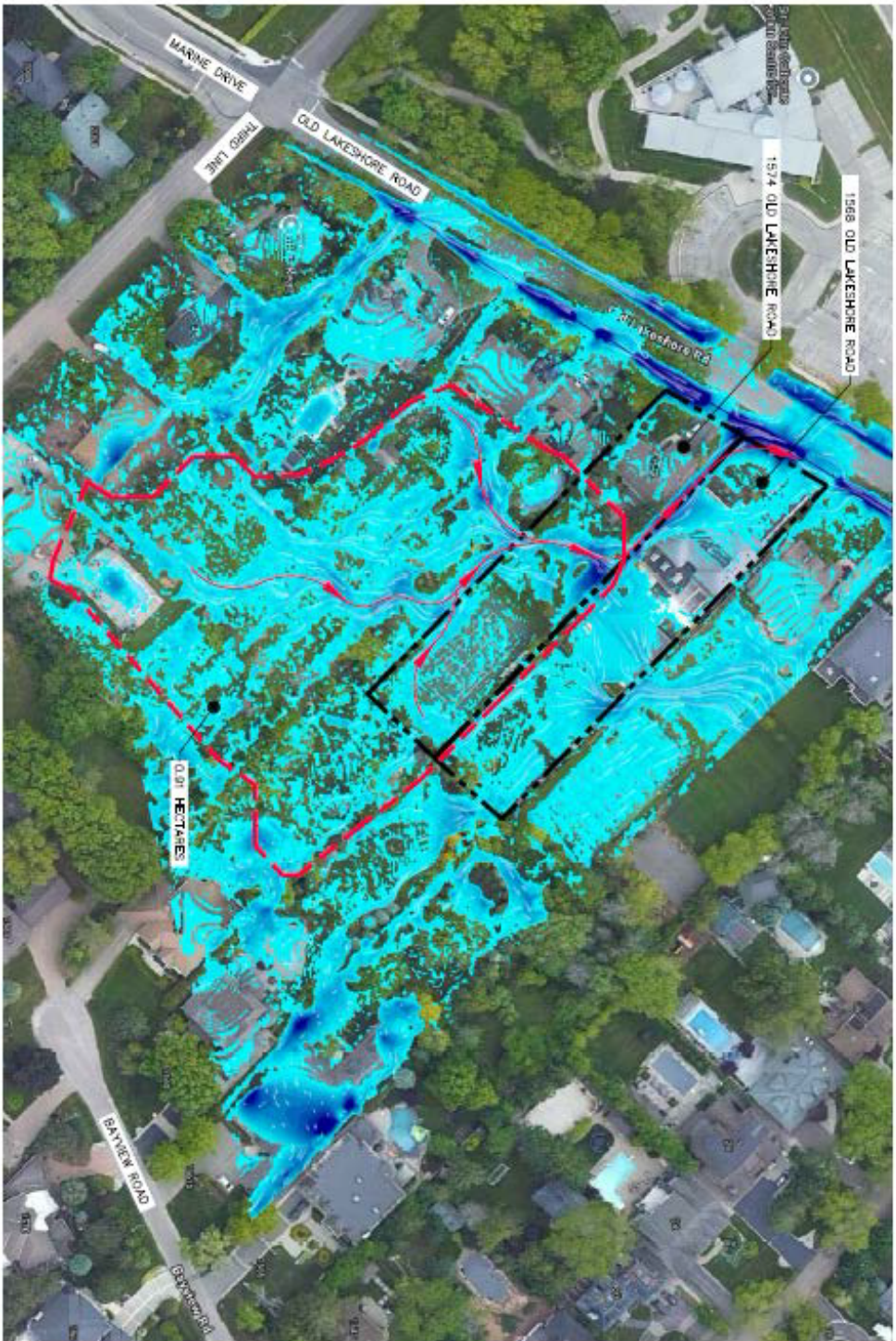


Ryan Fitzgibbon



Louise Brans Fitzgibbon

Cc: Manager of Development Engineering, Kristina Parker

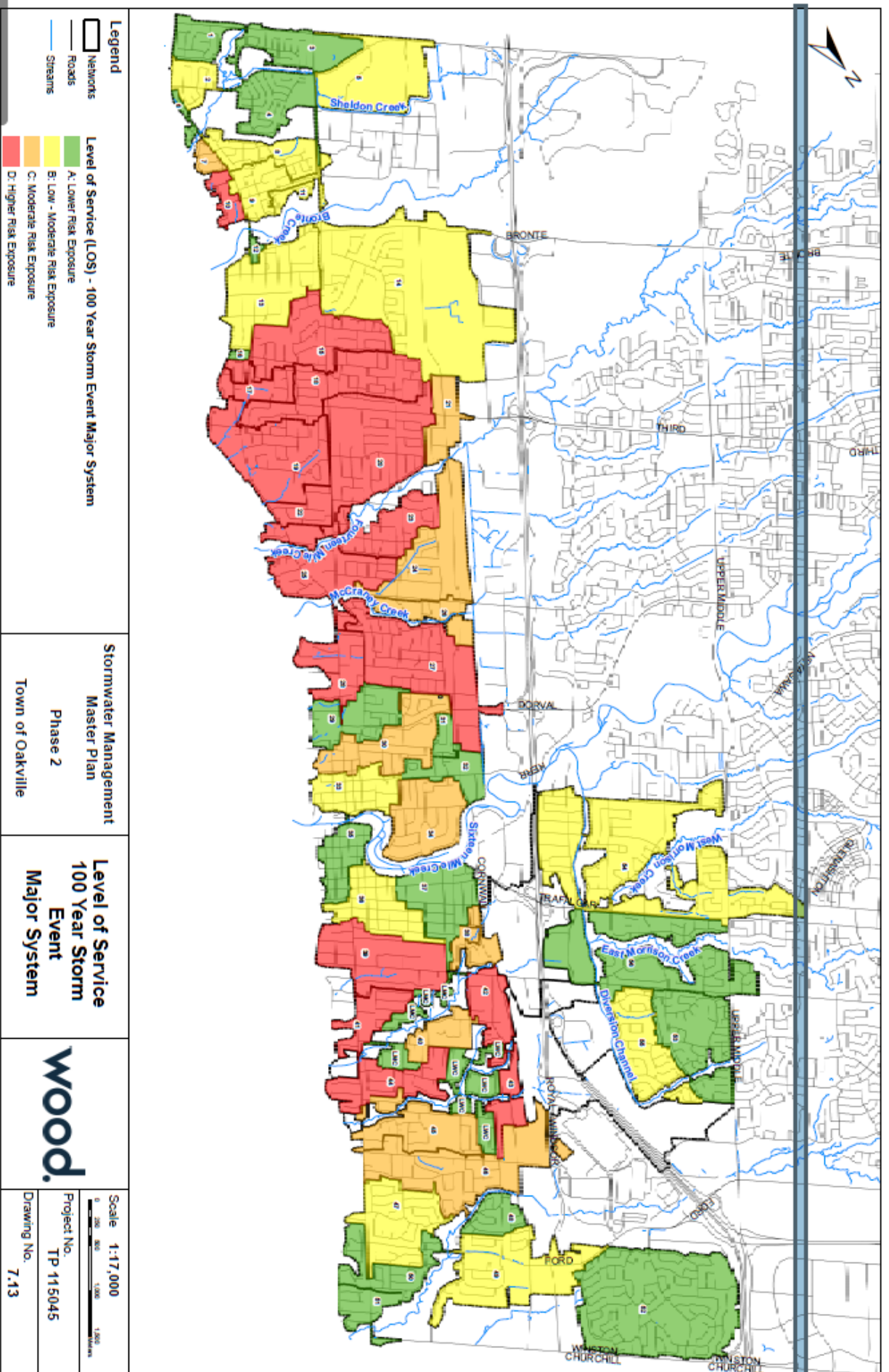


- LEGEND**
- PROPERTY BOUNDARY
  - EXTERNAL STORM DRAINAGE BOUNDARY
  - OVERLAND FLOW DIRECTION

PROJECT TITLE		OLD LAKESHORE ROAD	
DRAWN BY		MM	
DATE		11/10/20	
DRAWN BY		MM	
DATE		2025-02-03	
PROJECT NO.		1867F1	



Professional Engineer, License No. 10000  
www.trafalgar.com



**Legend**

- Networks
- Roads
- Streams

**Level of Service (LOS) - 100 Year Storm Event Major System**

- A: Lower Risk Exposure
- B: Low - Moderate Risk Exposure
- C: Moderate Risk Exposure
- D: Higher Risk Exposure

**Stormwater Management Master Plan Phase 2**

Town of Oakville

**Level of Service 100 Year Storm Event Major System**



Scale: 1:17,000

Project No. TP 115045

Drawing No. 7.13