

## **Addendum 1 to Comments**

February 19, 2025

Committee of Adjustment

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

**A/024/2025**

482 Brookside Drive  
PLAN 543 LOT 6

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL3-0, Residential**

- 1.** To increase the maximum total floor area for the private garage to 57.4 square metres.
- 2.** To increase the maximum residential floor area ratio to 44.5%.
- 3.** To increase the maximum lot coverage to 37.3%.

**Comments from:**

**Letter of Objection – 1**

February 17, 2025

Town of Oakville

Attention: Jen Ulcar, Secretary/Treasurer, Committee of Adjustment  
BY EMAIL

RE: Committee of Adjustment – Agenda for February 19, 2025

Regarding: Agenda Item 7.9 A/024/2025 482 Brookside Drive

My name is Ann Schneider, and my husband Georg and I live in our home of 36+ years directly to the west of the above listed address, our location is [REDACTED] Brookside Drive.

Firstly, I wish to state we did not receive any written notice in the mail of this re-application for variances to the Committee of Adjustment. We understand this mailing is a requirement of the Planning Act, and are disturbed that it was only by sheer luck through all the snow of last week that we saw the variance submission notice posted on the front lawn of 482 Brookside Dr. Additionally we had trouble viewing these documents online, but Sharon Coyne was very helpful to enable us to review said documents so we could compose and submit this letter today outlining our several concerns.

To us, this proposal for 482 Brookside Drive still pushes too many boundaries for larger residential size and lot coverage in this neighbourhood. Yes, we understand that the family homes on Brookside Drive are in transition from mostly original bungalows (like ours) to larger two-storey ones, but there are none currently built on this side of the street between Burton Rd. and Ashbury Dr.

Our concerns here are the same as three years ago when adjustments for this property were first put forward, and we do not see that any have been addressed. Firstly, the slim 1.22m (4 ft.) setback proposed for the west side of this property has us extremely troubled about the potential of serious issues arising during both the demolition of the existing home at 482 Brookside and then construction of the new. We can see from the site drawings submitted that the basement footings are designed to be 11 ft. deep from existing grade (approx. 5 ft. deeper than the basement of our home), and we fear that our older detached garage that is very close to the property line will simply slide down into the larger excavation. We are in need of assurances of what steps will be taken during demolition and construction to mitigate/resolve this. Also, will not these deeper basement footings affect the surrounding water table for the established trees?

Secondly, and not less important, we are also worried how the grading and drainage from this proposed structure will affect our property – again the narrow setback on the west elevation side from the property line would be a very small distance from both the edge of our driveway and our detached garage. We also understand that the current grading of the rear/east side of the property has continually caused drainage problems into the properties abutting there from the previous detached garage construction.

We wish to be advised of the notice of decision on this property.

Thank you and respectfully yours,

Ann & Georg Schneider  
Brookside Drive, Oakville, ON L6K 1R3