

Addendum 1 to Comments

February 19, 2025

Committee of Adjustment

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

A/017/2025

1073 Cedar Grove Boulevard
PLAN 404 LOT 8

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 a window well to 2.7 metres with a maximum encroachment of 1.3 metres into the westerly interior side yard.
- 2.** To increase the maximum width of a window well to 3.4 metres with a maximum encroachment of 1.2 metres into the easterly interior side yard.
- 3.** To reduce the easterly and westerly interior side yard to 2.51 metres.
- 4.** To increase the maximum lot coverage to 27.2%.

Comments from:

Conservation Halton – 1

1073 Cedar Grove Blvd, Oakville

Proposal: To construct a new two storey detached dwelling.

Variance Sought:

- To increase the maximum width of a window well to 2.7 metres with a maximum encroachment of 1.3 metres into the westerly interior side yard.
- To increase the maximum width of a window well to 3.4 metres with a maximum encroachment of 1.2 metres into the easterly interior side yard.
- To reduce the easterly and westerly interior side yard to 2.51 metres.
- To increase the maximum lot coverage to 27.2%.

Under Part VI of the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24, CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline and hazardous lands as well as lands adjacent to these features. The subject property is regulated by CH as it is adjacent to lands traversed by Morrison Creek and contains the regulatory allowance associated with that watercourse. CH regulates a distance of 15 metres from the greatest hazard associated with Morrison Creek.

Permits are required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the CA Act, Ontario Regulation 41/24, and CH's *Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Policy Document* (<https://conservationhalton.ca/policies-and-guidelines>).

CH issued a Development Clearance letter for the proposed works on November 19, 2024. The proposed development is located outside of CH's regulated area. Accordingly, CH has no comment on the variances sought. We do not have a concern from a PPS natural hazards perspective.