

A/037/2025

177 Dornie Road
PLAN 1008 LOT 42

Proposed

**Under Section 45(1) of the *Planning Act*
Zoning By-law 2014-014 requirements – RL1-0, Residential**

1. To increase the maximum lot coverage to 25.49%.
- 2.

**Comments from:
Letters of Opposition (4)**

█████ Cleaver Drive
Oakville, Ontario
█████

March 14, 2025

Ms. Sharon Coyne
Assistant Secretary-Treasurer
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Dear Ms. Coyne

Re File # A/037/2025 177 Dornie Road Plan 1008 Lot 42

Please accept this submission with reference to the subject request for a variance application to be heard at the Committee of Adjustment meeting on March 19, 2025..

The subject house is █████ across the street from our residence; a neighbourhood of large lots and old trees in which we have lived for 30+ years.

We are concerned that the City not condone a pattern of serial and creeping variance requests and create precedent in our neighbourhood for multiple variances which cumulatively are not minor.

We are in opposition of this variance request. We are also supportive of the letters from our neighbours expressing similar concerns.

Shauneen and Michael Bruder

March 14, 2025

Re: 177 Dornie Road (APPLICATION: A/037/2025)

Dear Committee of Adjustment Members,

We are writing this letter in response to the requested variance of our [REDACTED] southern neighbour P [REDACTED] and R [REDACTED] Maheshwari who reside at 177 Dornie Road (APPLICATION: A/037/2025). We do not support the variance request for several reasons, which include:

- The variance request is being made for a building that has already been constructed without the proper avenues being followed - what is the point of having bylaws if they are going to be disregarded and ignored? This request is not for a variance, it instead is for a blessing of a structure that already exists.
- The existing structure (according to the construction crew, as told to us personally) contains both a toilet and a shower. ***How do we know if the plumbing has been correctly connected to the city sewers and was it ever inspected? Was a bathroom included in the initial variance request?*** If not, this is certainly an issue in terms of possible back up and future sewage issues.
- The outdoor structure plans (as submitted to the city) includes a blacked out space on the floor plan. Why is this?
- The venting pipes (two of them) for the bathroom directly point towards our backyard (which is concerning in regards to odour and noise).
- The structure is built very close to our fence line and quite honestly is an eyesore (with the owners doing nothing to mitigate the ugly view we now have).
- The dimensions of the structure are 2.9 m high x 4.6 m wide x 5.1 m long. This is 13 sqm over the dimensions of the maximum lot coverage which are based on the size of the house. It seems to be negligent on the part of the owners of 177 Dornie to build an accessory structure without a permit for the building on a lot that has already been through the Committee of Adjustment process and with a home that already covers 24.9% of the lot.

The lack of neighbourly communication has been a problem throughout the building process of this home, which is now entering its fourth year. Communication and respect for neighbours has been lacking in all areas of this process. The only reason this variance request has been made is because the surrounding neighbours questioned the structure that was being built without any communication to the surrounding homes. The construction was halted after the Town of Oakville was notified.

The following images are the view we have of the structure from our backyard:



The venting is clear in this image



venting which is directly at our fence line

As you can see from these images, this structure impacts the beauty of our backyard, and at the end of the day the overall enjoyment of our outdoor space. We do not agree with the Town of Oakville's staff suggestion that this structure "*will not create any undue adverse impacts on adjoining properties or the existing neighbourhood character.*" By looking at the above images from our backyard it most certainly has an adverse impact on our property. We invite the Town staff to come into our backyard and then come to that conclusion.

In closing, we do not support the variance request put forward by P [REDACTED] and R [REDACTED] Maheshwari, the owners of 177 Dornie Road. We cannot understand how it is okay to disregard bylaws, and neighbours and just build what you want. This is a terrible precedent to set for other builders in the area. **Built first and ask later, should not be okay with the Town of Oakville.**

Thank you for taking the time to consider our concerns with this application.

Best Regards,

George and Suzanne Benakopoulos [REDACTED] Dornie Road)

To : Share Coyne - Assistant Secretary Treasurer

Many thanks for the Notice of Public Hearing/ Committee of Adjustment Application for File # A/037/2025.

We are long term residents at [REDACTED] Dornie Road for the last 31 years.

Since the original notice of the build at 177 Dornie Road we were not happy with the process of taking down trees and the type of structure that was built. It has now come to our attention that the owner of 177 Dornie has also done the following:

- they built without approval a non-compliant backyard structure that I understand an individual from the by-law department came out and put a stop work order on it.
- in addition, I understand that they have also installed a washroom/bathroom. How do we know this has been connected properly to the sewage lines? This can also cause discomfort to adjacent neighbours with potential overflow and smell during hot weather in the summer.

Appreciate if you could take a hard stance on this Adjustment Request as proper protocol has not been followed and the structure now also has a larger coverage of the land than has been approved for the original build and the city maximum allowed.

Many thanks,

Ron and Susan Dunn

[REDACTED] Dornie Road

Oakville, Ontario

[REDACTED]

Ron [REDACTED]

Dear Ms. Coyne and Members of the Committee of Adjustment:

I am a neighbour living at one of the properties backing onto 177 Dornie Road. My backyard and pool are directly behind the new structure under consideration by your committee. In reading through the staff report online, I noticed two things which I feel deserve clarification.

This application is not for a proposed structure. It has already been built, without a permit and without any advance warning or conversation with me or with the other neighbours. The main structure on the property is a very large house, which when it was built in the last few years with several variances, used up almost all the allowable footprint (25%) for structures on this lot. It makes me wonder if the owners realizing that, went ahead and had the cabana built without a proper permit in the hopes of it not being noticed. It certainly has been though because of its size and proximity to my property line. It is an eyesore where there used to be privacy, trees and plantings, and it blocks sunlight to my backyard and pool. (Photos below)

The staff report states the opinion that “the variance is minor in nature and will not create any undue adverse impacts on adjoining properties”. As I mentioned in the last paragraph, this “cabana” already blocks the light in my backyard and swimming pool. You may not be aware that it also will have a bathroom. Will there be additional permits required for the plumbing work? I am concerned about potential problems that could create, such as noise, odours and overflow of waste into my yard - all very large impacts.

I have not complained to the Town about the impacts 177 Dornie has had previous to this but I am mentioning them now because they show an ongoing pattern of blatant disrespect for by-laws and lack of consideration for neighbours. Last fall in preparation for the cabana, their workers removed a whole section of my back fence, coming onto my property without my knowledge or permission. When I returned home late on a Friday afternoon, there was a gaping six foot space along my fence, leaving my pool area wide open to be seen from Dornie Road, and allowing any child or passerby to access my backyard and pool. I had to inform my insurance company to be sure I was covered for any possible accidents over the upcoming weekend. It was only rebuilt after I called the owner to complain.

As well as the cabana, construction of the various outdoor patios and fencing at 177 Dornie did not follow by-laws. Stone was not cut using a wet saw and clouds of stone dust blew into my backyard and other neighbours' yards over a period of several days. When I spoke to the workers they simply moved to the other side of the house. Work on the fencing often continued later than designated construction hours, sometimes until as late as 8:30 at night. Having listened to construction noise all day, this was a further very annoying disruption to my quality of life.

Another major noise impact has been from their outdoor television, which in warmer months has been blaring so loudly it can be heard inside my house even with all my windows closed. As you can imagine, outside it is impossible to enjoy my backyard when their television or music is played so loudly. At night, the light pollution from their 22 wall-mounted light fixtures as well as additional ground-level lighting is noticeable both outside and inside my house.

I am only mentioning these issues to show the cumulative nature and ongoing disregard for by-laws and consideration of neighbouring residents and properties. I wanted you to be aware of this whole situation before you make your final decision about what impact this cabana will have, and what precedent allowing this additional variance will set for future new construction in the neighborhood.

Thank you for your consideration. Please also notify me of the decision for this application.

Sincerely,
Audrey Farrell



(photos below)



