

A/040/2025
2058 Glenforest Crescent
PLAN 581 LOT 32

Proposed

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

1. To reduce the minimum easterly interior side yard to 1.04 m.
2. To reduce the minimum westerly interior side yard to 0.85 m.
3. To increase the maximum dwelling depth to 21.08 metres.
4. To increase the maximum residential floor area ratio to 35.3%.
5. To increase the maximum lot coverage to 26.13%.

**Comments from:
Letters of Opposition (1)**

My Name is Kenneth Auden, My wife, Maureen, and I, are the owners and occupants of [REDACTED] Glenforest Crescent, Oakville, ON, [REDACTED]. I have been a resident of Oakville since 1946 and we have occupied this house, [REDACTED] across the street from #2058, for the past 44 years.

The original houses on the south portion of this horseshoe-shaped crescent were all single storey homes. Over the past few years, four of these original homes were replaced by new two-storey builds. In each case the new builds were constructed without the need for any variances.

We find it peculiar that this request for #2058 involves some five different variances. Each of these could be considered minor in nature but when combined, they are really a major variance.

In particular, we are concerned with the side setbacks. We can see no reason for these setbacks other than to allow artificial wings in the front elevation of the house and an extension of allowable lot coverage.

The westerly side yard setback will significantly interfere with the root systems of an old, healthy well-established cedar hedge. This hedge provides significant protection and privacy to the occupants of 115 Pinehurst Drive. A setback of .85m will interfere with this hedge and ultimately cause it to be killed. The existing water table will be affected and will likely have a negative effect on the swimming pool in this neighbouring property. This damage will likely be aggravated further by the fact that the property in question is higher than 115 Pinehurst and would impair drainage.

We recognize the changing nature of our area of Oakville and do not object to a build which is done within the existing guidelines provided by the Town of Oakville. There would appear to be no justification to the need for these multiple variances.

I would therefore request that the Committee of Adjustment take this into consideration and support the objection to these variances.

Regards,

Ken Auden
[REDACTED] Glenforest Crescent
Oakville ON [REDACTED]
[REDACTED]