

Addendum 1 to Comments

April 30, 2025

Committee of Adjustment

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

A/059/2025

631 Trudale Court
PLAN 646 LOT 114

Proposed

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

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

- 1.** To increase the maximum driveway width to 9.13 metres.
- 2.** To increase the maximum residential floor area ratio to 43.2%.
- 3.** To increase the maximum height to 10.02 metres.

Comments from:

Letter of Objection – 1

coarequests

From: [REDACTED]
Sent: April 26, 2025 2:51 PM
To: coarequests
Subject: [EXTERNAL] Re: 631 Trudale Crt Variance Request (File no.: CAV A/059/2025)

Follow Up Flag: Follow up
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Categories: JEN

You don't often get email from [REDACTED]. [Learn why this is important](#)

[REDACTED] Sunset Drive
Oakville ON, L6L 3M9

April 26, 2025

Re: 631 Trudale Crt Variance Request (File no.: CAV A/059/2025)

To Secretary-Treasurer, Committee of Adjustment:

I am writing a submission for this variance request to object to this build in our neighbourhood and show support for the conclusions arrived at by the planning department.

Sunlight is important. Sunlight is critical to life, happiness, and mental well-being. The significant reduction of sunlight can create lasting harm.

On Dec 21, this 33' tall house **will cast the neighbor to the north-west in permanent shadow**. At the sun's highest point (23 degrees), the shortest shadow of the day will be 77'5". With this structure being only 7' from the property, this means over 70' of this shadow will blanket the neighbors.

In fact, **even on the longest day** of the year, when all of us are enjoying 15 ½ hours of glorious sunlight, the immediate neighbors of 631 Trudale Crt will only see 10 ¼ in their most sunny section. **The 5' of the neighbors yard closest to 631 Trudale Crt will still get no sunlight** – zero, complete shadow – even on the longest day of the year! Imagine trying to maintain your pool when it gets zero sunlight!

Streetscape is important. In a neighbourhood where houses are 15' tall, erecting a 33' tall structure is out of place. At bylaw allowable height, **this structure would have a streetscape area 3x that of its neighbours**. Adding another 10% to that area just makes a bad neighbourhood fit worse.

Thanks once again to the planning department for their greatly improved transparency and consistency and to the COA for their tireless review of variances and thoughtful assessment of the neighborhood impacts.

Robert Becker