

3)A/064/2025
318 Woodale Ave
PLAN 576 LOT 70

Proposed
Under Section 45(1) of the *Planning Act*
Zoning By-law 2014-014 requirements – RL3, Residential

1. To increase the maximum lot coverage to 38.60%.

Comments From:

Letters of Objection - 1

[REDACTED]
Sent: Monday, May 12, 2025 4:45 PM

To: coarequests <coarequests@oakville.ca>
[REDACTED]

Subject: [EXTERNAL] Notes for 318 Woodale

Here are my notes for Wednesdays meeting

Committee of Adjustment Notes

File # A/064/2025

Meeting Date: May 14, 2025, at 7:00 PM

Meeting Format: Video conferencing

318 Woodale adjustment notes

final version

We are here because the builder of 318 Woodale has exceeded the Town of Oakville approved square footage of allowable building size for the lot.

This is a family oriented neighbourhood. The houses built here are for single family occupancy.

The Town of Oakville has a process for building a house, drawings that require approval, Building codes, Progress inspections, Grading inspection, with required approvals along the way.

Somehow the builder failed to follow the process.

The build that we see now was not to the approved plan for this lot.

The original approved set of drawings hopefully is available through the freedom of information act at the Town of Oakville.

I have applied to see if I can get a copy of these.

If the builder had a first set of approved plans that were provided with the sale of the property, then built the house to a different non approved set of plans.

To me that means the builder is trying a bait and switch tactic to get the Town of Oakville to approve the illegal alterations then get a variance.

If this is the case I would recommend that the city not approve the variance and make the builder return the house to the originally approved plans for the lot.

What ever changes to get the house back to the approved size for the lot would require approval prior to any work being done.

A stronger adherence to inspection would be required of the builder.

The town of Oakville does not need non compliant builders who do what they wish and then just get a variance.

The building bylaw allows 1.2 M between the house and the property line, this does not leave enough clearance for the installation of outside finishes like siding, soffit, eaves troughs. This led to the builder trespassing on our property many times even though we gave them written and verbal instructions to stay off of our property.

One example is when the framing contractor built the south side wall approximately twenty feet by twenty feet and where trying to crane it into place it slipped off the footing and almost crashed down on our garage. There was not enough room for the workers to guide it into place safely within their space.

We do not know of all the infractions or not signed off permits that are presently against the builder for this property but we do know of one that impacts us.

The elevation grading permit is definitely not in accordance with the Town of Oakville, we have seen the bylaw inspector here and next door many times over the build. The inspector informed us that the property elevation and the ditch is not to code. The raised elevation is a problem for the neighbour on the north side as well, his backyard gets flooding every rain. His basement has been flooded as well.

The ditch which is not to code is an eyesore which he has had his labourers play with many times. It has not been corrected yet the Town came out and altered my ditch. Now it is a pain for me to cut my lawn.

The fence is being used as a retaining wall on the side and back. The surface is ten inches higher than our property at the back corner. At the front end of the wooden fence it is about six inches higher than our property.

The exhaust gas from their furnace which is a three pipe blows a large volume of exhaust gas out the side of the house towards our property.

The exhaust gas pipe for our furnace exits the back of the house and is only two inch diameter.

Reputable builders who build houses within the system see builders who do not follow the norm and question their building practices.

Rewarding non compliant builders by allowing them to commit these infractions and get away with it after by getting a post build variance is sidestepping the house building process. They need to be encouraged to work with the approved system.

I understand that builders have to put up a bond. Losing the bond is a minor penalty if the house gets passed after the builder has cut corners to save money and time so they can get on to the next build leaving problems behind them for owners and neighbours.

Another note about the elevation.

The supporting documents for 318 Woodale from the town of Oakville.

The elevation page LOT 70 Registered plan 576 Town of Oakville.

Item 9

The contractor to match existing grades along property lines.

This has not been done.

Another note to add.

The original house size on that lot was approximately 1100 Square feet similar to mine.

with a five foot below grade basement and one level house.

This new house is over 5000 square feet with a much deeper basement.

The new house has changed the way that the ground water flows.

We have ditches on our street, so the water with the wide distance between houses had a path to go to the main egress avenue the ditch.

Now with the bigger footprint house which is built 1.2 m from either lot line there is a build up of hydrostatic water pressure with no where to go.

There should be a french drain in the backyard pumping out to the front ditch.

There is a black PVC pipe pumping water into the ditch presently.

The grading drawing of the proposed house states that the house sump pump is to drain into the french drain.

What is the purpose of that PVC pipe?

In conclusion

Most of the houses in this area do not infringe on the adjoining neighbours.

This house does not follow that good neighbour theme.

We have privacy issues with the huge second story windows overlooking our yards, the invasive security camera looking onto my property.

We have huge ugly walls to look at. The invasive use of my property to clean the side windows or eaves troughs.

I have seen the Minor variance report. The names listed that have no problem with this house I have never heard of. the 2 neighbours on either side they did not ask.

Robert Detz

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