

## **Addendum 1 to Comments**

June 25, 2025

Committee of Adjustment

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

**A/072/2025**

227 Beechtree Crescent

PLAN M965 LOT 29

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL6, Residential**

- 1.** To reduce the minimum rear yard to 3.79 metres.

**Comments from:**

**Letter(s)/Email in Opposition – 2**

## coarequests

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**From:** Shaochun Cao [REDACTED]  
**Sent:** Monday, June 23, 2025 12:43 AM  
**To:** coarequests  
**Cc:** Susan Zhu  
**Subject:** Re: [EXTERNAL] June 25 Public Hearing about 227 Beechtree Cres

**Categories:** JEN

Helo Jen,

Thank you for your rapid response. I have already registered for the Zoom meeting.

If possible, could you please replace our comments posted online with the following:

We have the following concerns about the deck construction:

1. The deck with a closed roof has been already built. It is a tall and huge structure with area of about 600 square feet and hence NOT a minor variance! How could it have been built before the hearing and the approval?
2. We are concerned if the building by-laws are followed properly because a SOLID wall about **15 feet high** and **16 feet long** was built just about **2 feet** away from our property line (see attached photos)
3. The proposed 4 openings at the top of the wall are actually 3 closed glass windows.
4. Some friends and neighbors were surprised by such a weird huge structure when they saw the wall from our backyard. This means people could build similar things in their backyards if the city approves the construction of the deck at 227 Beechtree Cres. This would cause big messes in the neighborhoods of Oakville.
5. We hope the city of Oakville can send someone to inspect the construction and make sure if the building by-laws are properly followed.

We strongly object the construction of the deck at 227 Beechtree Cres. It directly affects us for the following reasons:

1. It looks very ugly from my property and blocks our view and sunlight.
2. It devalues our house. We would have to build a similar thing in order to keep the value of our property.
3. If such tall and huge construction is allowed, many homeowners would apply to build similar structures in their backyards. This would greatly destroy the beauty of Oakville and thus devalue residential houses in Oakville.

Thank you very much!

Suying Zhu & Shaochun Cao

Owners of [REDACTED] Beechtree Cres, Oakville, ON

June 23, 2025

Jen Ulcar

Secretary-Treasurer, Committee of Adjustment, The Town of Oakville  
1225 Trafalgar Rd, Oakville, ON L6H 0H3

Re: **Objection to Variance Request of 227 Beechtree Cres**

Dear Ms. Ulcar,

We, the neighbours of 227 Beechtree Cres, object to the variance request on the following basis:

- 1). The extension with a closed roof has been already built. It is a tall (~15 feet) and huge structure with an area of about 600 square feet and hence NOT a minor variance!
- 2). It is more than a deck. It is too big and changes the grading and look of the neighborhood.
- 3). A SOLID wall about 8 feet taller than the neighbour's fence and 16 feet long was built just about two feet away from the property line (see attached photos).
- 4). It sets a precedent so that structures of this size can be built all over the neighbourhood. If the town allows it once the town will have to allow other requests of this nature.
- 5). There are height restrictions for fences, and the structure goes way above the fence and is close to the fence line. There is no logical reason for having a height restriction for a fence in Oakville if the town is going to allow structures like this to be built directly next to the fence line.
- 6). Such a tall structure has a negative impact on the privacy of the surrounding many of the neighbours.
- 7). It will have a negative impact on the future sales of neighbouring properties and on the enjoyment of property of the neighbouring houses.

We ask that the Committee of Adjustment decline this variance request.

Thank you!

Neighbours of 227 Beechtree Cres:


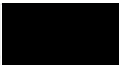
Signature: Shaochun Cao Name: Shaochun Cao Address: [REDACTED] Beechtree Cres


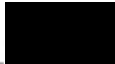
Signature: [Signature] Name: MARTIN G. CAIA Address: [REDACTED] Beechtree Cres



Signature: [Signature] Name: Sadia Muneer Address: [REDACTED] Beechtree Cres

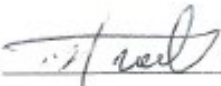

Signature: [Signature] Name: MARIA WICIA ARCINIEGAS Address: [REDACTED] Beechtree Cres


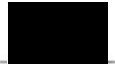
Signature: [Signature] Name: Ike Teresa Address: [REDACTED] Nautical Blvd



Signature:  Name: IRA COSTA Address:  Beech Tree


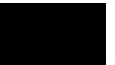
Signature:  Name: JULIE DAO Address:  Beechtree

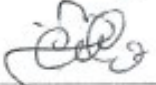

Signature:  Name: Tarek Alahiane Address:  beech tree cres



Signature:  Name: Mireille Ibrahim Address:  Beechtree cres



Signature:  Name: Ashraf Demian Address:  Beechtree Cres.



Signature:  Name: Tarek Alahiane Address:  Beechtree cres



Signature:  Name: Dan Slob Address:  Beechtree Cres

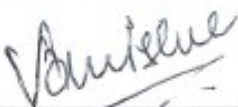

Signature:  Name: Felicia Conventes Address:  Beechtree Cres.



Signature:  Name: Patricia Lugo Address:  Beechtree Cres



Signature:  Name: Karine Bouchard Address:  Beechtree Cres

Signature:  Name: Marcela Inzirillo Address:  Great Lakes Blvd.

Signature:  Name: Bob Koster Address:  beechtree

Signature:  Name: Vanishree   
 Balakrishnan Address:  Nautical Blvd.

Signature:  Name: Gautam Mahindra Address:  Milkweed Way

Signature:  Name: Stephen Address:  Milkweed.



Signature: AR Name: PETER CRUS Address: [REDACTED] MILLWOOD WY.

Signature: [Signature] Name: Brian Beadman Address: [REDACTED] Beechtree cres  
AKRville

Signature: [Signature] Name: Kathleen J. Beadman Address: [REDACTED] Beechtree cres  
AKRville

Signature: [Signature] Name: SARA MORIZ Address: [REDACTED] Beechtree Cr.

Signature: [Signature] Name: Suying Zhu Address: [REDACTED] Beechtree Cres.

Signature: Saha Name: Sahan Hash Address: [REDACTED] Beechtree Cres

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Address: \_\_\_\_\_





○ HONOR X50  
● 108MP Ultra Camera

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43°23' N 79°43' W