

Distributed at Meeting

Planning and Development Council

March 9 and 10, 2015

Additional Correspondence Re: Item 4

Public Meeting and Recommendation Report - Housekeeping and  
Technical Corrections Zoning By-law Amendment (File No. 42.25.11)

By-law 2015-018

**From:** Renée [REDACTED]  
**Sent:** Monday, March 02, 2015 2:19 PM  
**To:** Town Clerk  
**Cc:** Joe Nethery  
**Subject:** Town Council Meeting March 9th - By-law concern

Hello,

I would like to express my concern about the following by-law that is due to be discussed at the Town Council Meeting on March 9th:

**5.8.7 Private Garage Setbacks and Projections**

c) Attached to or detached private garages are permitted to project a maximum of 1.5 metres closer to the front lot line or flankage lot line than the main wall on the first storey of the dwelling that is not flush with the main wall containing the private garage.

My understanding is there will be a motion to amend this section which I do not agree with. I ask that this by-law be reviewed again. If home owners are only allowed to have their garage project 1.5 m further than the main wall rather than the wall furthest out this does not leave enough room for a functional front porch to either be flush or just inside the garage front wall . This also does not leave enough room to have a functional cold storage room under the porch. This bylaw would force homeowners to project their front porch out further than the garage and limits home design options. I believe that as long as homeowners are abiding to the bylaw in regards to "Maximum lot coverage for the dwelling" and are set back a minimum of 5.5 metres from the applicable lot line they should have the option of projecting further than 1.5 metres.

I ask that this bylaw be reviewed and to please be included in any applicable communications / meetings.

Sincerely,

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Renée Kerr  
[REDACTED]

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**O'CONNOR  
MACLEOD  
HANNA LLP**

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Harold R. Watson  
Certified Specialist (Municipal Law: Local Government  
and Land Use Planning and Development)  
905-849-5016  
watson@omh.ca

**Barristers & Solicitors**

Brian J. Hanna	Larry S. Gangbar
Kenneth W. Watts	Jarvis G. Sheridan
Robert A. Watson	Tanya A. Leedale
Harold R. Watson	Robert Krizman
Gayle Wadden	James McAskill
Marian G. Gage	Chantel Goldsmith
Danny Chou	John C.T. Inglis
Owen J. Duguid	Carolyn M. McCarney
Alexandra Manthorpe	Counsel: Paul D. Stunt

March 9, 2015

DELIVERED BY E-MAIL

Town Clerk  
Town of Oakville  
Clerk's Department  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
serviceoakville@oakville.ca

AND TO

Joe Nethery  
Manager, Zoning By-law Project  
Planning Services Department  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
joe.nethery@oakville.ca

Dear Sirs:

**RE: Public meeting on March 9, 2015, for a Zoning By-law Amendment correcting a number of housekeeping and technical items**

We represent Tandet Management Inc., the owner of lands at 1351 Speers Road and a party to the hearing of Tow of Oakville OPA 4 and Zoning By-law 2014-014, and we write in respect of Oakville's proposed zoning by-law amendment to By-law 2014-014. The notice for the amending by-law indicates that it is intended to correct a number of housekeeping and technical items, which will be considered at the public meeting on March 9, 2015 (notice posted at <http://www.oakville.ca/townhall/ppn-15feb12.html>).

By-law 2014-014 is under appeal at the Ontario Municipal Board, and the amendments should be dealt with by way of the Board proceedings. We are concerned that the proposed amendments

have not been circulated to counsel for appellants of By-law 2014-014, that the amendments are not posted in full on the Town's website, and that the notice does not indicate how the amendments may affect the hearing of the appeals of By-law 2014-014. The entire By-law 2014-014 has been posted on the Town's website, and has been updated several times with annotations, etc. It should therefore be possible to do the same with the proposed housekeeping amendments—post them on the website in their entirety and also incorporate them into the revised and annotated By-law 2014-014 so that all appellants can determine how they may be affected by the proposed amendments.

In addition to the foregoing, and other concerns, the notice does not what clarifications to interpretation are being made, nor which regulations are being restored, and it is not possible to tell how the existing appeals and hearing thereof is affected. Furthermore, counsel are currently preparing issues lists and those issues may be affected by the proposed amendment.

We also request that a copy of the proposed amending by-law be sent to the undersigned, either by letter mail, or by email to [inglis@omh.ca](mailto:inglis@omh.ca) (the latter preferred).

Yours very truly,

**O'CONNOR MACLEOD HANNA LLP**



John C.T. Inglis

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March 9, 2015

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Manager, Zoning By-law Project  
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joe.nethery@oakville.ca

Dear Sirs:

**RE: Public meeting on March 9, 2015, for a Zoning By-law Amendment correcting a number of housekeeping and technical items**

We represent MM Sam Ltd., OS & B Holdings Ltd., 2160556 Ontario Inc., Bellven Investments Limited, Centrio Holdings Limited, Marpal Properties Limited, Ruby Crest Homes, and Western Regency Construction, who are owners of land in the Town of Oakville and also parties to the hearing of Tow of Oakville OPA 4 and Zoning By-law 2014-014, and we write in respect of Oakville's proposed zoning by-law amendment to By-law 2014-014. The notice for the amending by-law indicates that it is intended to correct a number of housekeeping and technical items, which will be considered at the public meeting on March 9, 2015 (notice posted at <http://www.oakville.ca/townhall/ppn-15feb12.html>).

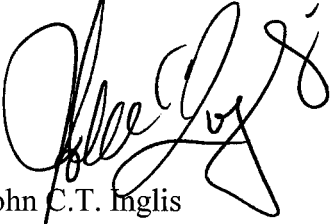
By-law 2014-014 is under appeal at the Ontario Municipal Board, and the amendments should be dealt with by way of the Board proceedings. We are concerned that the proposed amendments have not been circulated to counsel for appellants of By-law 2014-014, that the amendments are not posted in full on the Town's website, and that the notice does not indicate how the amendments may affect the hearing of the appeals of By-law 2014-014. The entire By-law 2014-014 has been posted on the Town's website, and has been updated several times with annotations, etc. It should therefore be possible to do the same with the proposed housekeeping amendments—post them on the website in their entirety and also incorporate them into the revised and annotated By-law 2014-014 so that all appellants can determine how they may be affected by the proposed amendments.

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Yours very truly,

**O'CONNOR MACLEOD HANNA LLP**



John C.T. Inglis