

Appendix A – Public Comments

Received via Email March 12, 2018



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SENT BY E-MAIL: townclerk@oakville.ca

March 9, 2018



The City of Oakville
Council c/o the Town Clerk
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Dear Sir/Madam:

**RE: Proposed Zoning By-Law Amendment & Draft Plan of Subdivision
FILE NO. Z.1727.16 AND 24T-18002/1727. WARD NO. 1
Halton Catholic District School Board
2123 Hixon Street**

On March 6, 2018, I attended the Town Hall Public Information meeting for the proposed zoning by-law and draft plan of subdivision with respect to 2123 Hixon Street. While the development as a whole looks lovely, I have serious concerns about lot 13, which backs onto my property (235 Sunray Road) and the property of my neighbor (231 Sunray Road). My concerns are as follows:

- **Rear Yard Setback:** Lot 13 is the shallowest and smallest lot. While the setback is the same for all of the lots, the other lots are far larger. The houses proposed are nowhere near the minimum rear yard setback of 7.5 m, whereas the house that will sit on lot 13 will sit directly on these back. It takes up the whole of the lot;
- **Planning Act:** I understand that there is a 2 year rule before a variance for the setback can be applied for, however, beyond the 2 years there could still be a variance applied for as permits will be applied for on a lot by lot basis. The house would then be even closer to our yard;
- **Trees:** In order to create lot 13, a number of trees will be cut down. We learned that 44 trees in total will be removed

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from the property as a whole. In looking at the documentation provided, 11 of those trees are in lot 13, that's almost 30% of all the trees being removed. There is a very mature tree which should not be cut down and I've attached a picture of it for your review;

- **Lot Area:** The RL3-0 zone requires a minimum lot area of 557.5 sq. m. Although the proposed area of lot 13 meets the minimum requirement of the by-law, I do not believe it is consistent with the size of the surrounding lots in the area;
- **Grading:** There are obvious issues with grading as there is pooling behind my property. The removal of the trees and the placement of a home on the property could serve to further aggravate the current issues.

I write to request that the City consider asking Halton Catholic District School Board to eliminate lot 13. Given the size of the other lots, it is a clear attempt to make one extra lot where there is not enough land to do so appropriately and without greatly intruding on the residents of Sunray Road. My suggestion is that either all of the other lots are increased in size or lots 11, 12 and 14 are increased in size.

Yours very truly,



SABATINA N. VASSALLI

SNV:mm

Encl.

c.c.

Mr. Ralph Robinson

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