

Committee of Adjustment

From: Meaghan Howat [REDACTED]
Sent: Wednesday, August 11, 2021 3:17 PM
To: Committee of Adjustment
Subject: Application Number B-17/21

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Dear Committee of Adjustment,

I am writing comments and questions for the proposal to sever the lot that is currently 130 Oxford St. Firstly, I do agree with the need to use the space for two houses but do have many questions around the proposed development, including how the changes impact the property I reside in ([REDACTED] Oxford St.):

1. What is the height of the new build on the severed lot, will it be standard 2-storey or 3?
2. Will there be any change to the drainage from my property ([REDACTED] Oxford St.) based on the changes to elevation, in-fill etc. and how will this impact the rest of the neighbours who are above or below that level?
3. With so much land as grass currently which drains better than homes and asphalt is there any risk to the low-lying neighbours for drainage issues and water issues, how does the developer ensure this does not happen and where is there accountability? Based on my conversations with the previous owners and my own experience in the home we have had no issues with water in our basement (due to work they did). What if the changes after the new build, or changes to the property beside me? Is there any course of action I can take after?
4. There is a retaining wall that was built by my home's previous owners, will I be consulted on any changes to that during the construction and is that a requirement?
5. What is the distance from the sidewalk to the proposed covered porch on the severed property and how is it determined how close they can build to the sidewalk in comparison to the neighbours?

If there is any additional information we need ahead of the call to login tomorrow please let me know.

Thank you!

Meaghan Howat