

Committee of Adjustment

Decision for: CAV A/001/2022

Owner/Applicant	Agent	Location of Land
Dan & Janice Madon 1087 Birchview Avenue Oakville ON L6J 2C5	John Willmott Architect Inc c/o Craig Esposti 3-594 Chartwell Road Oakville ON L6J 4A5	PLAN 19 PT LOT 14 21 Allan Street Town of Oakville

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation RL3 sp12	Variance Request
1	Table 4.3 (Row 3) The maximum encroachment into a <i>minimum yard</i> for eaves and gutters shall be 0.6 m.	To permit the maximum encroachment into a <i>minimum yard</i> for the awning/canopy (trellis of the tea house) to be 0.85m.
2	Table 4.3 (Row 7) The maximum encroachment into a <i>minimum yard</i> for window wells with a maximum width of 1.8 metres shall be 0.6m.	To permit the maximum encroachment into the <i>minimum front yard</i> for the window well with a maximum width of 8.96 metres to be 0.5m.
3	Section 5.8.2 c) iii) The maximum width of a <i>driveway</i> shall be 9.0 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.	To permit the maximum width of the <i>driveway</i> to be 10.36 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.
4	Section 5.8.2 g) Notwithstanding section 5.8.2 c), one walkway access may be connected to each side of a <i>driveway</i>. The maximum width of the walkway access at the point of attachment shall be 1.8 metres.	To permit two walkway accesses connected to one side of a <i>driveway</i> . One being 2.4m the second being 2.6m in width at the point of attachment.
5	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i>, the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 88.46 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
6	Table 6.3.1 (Row 3, Column RL3) The <i>minimum front yard</i> shall be 7.5 m.	To permit a <i>minimum front yard</i> of 1.35 m to an accessory structure (tea house).
7	Table 6.3.1 (Row 6, Column RL3) The <i>minimum rear yard</i> shall be 7.5 m.	To permit a <i>minimum rear yard</i> of 1.22 m.

The Committee of Adjustment considered the written submissions in support of the application in coming to this decision. The Committee is of the opinion that the variances are considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the dwelling and accessory building be constructed in general accordance with the final approved Site Plan, to the satisfaction of the Director of Planning and Conservation Halton.

M. Telawski _____
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Michael Telawski
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John Hardcastle
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S. Mikhail _____
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S. Mikhail
Chairperson, Committee of Adjustment

DocuSigned by:
Ian Flemington
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J. Murray _____
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Jessie Murray
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Heather McCrae
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Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on January 25, 2022.

Last date of appeal of decision is February 14, 2022.

NOTE: It is important that the sign(s) remain on the property until a **FINAL** decision has been rendered regarding your Application. **The sign shall be removed the day following the last date of appeal.**

This is a certified copy of the Committee of Adjustment final decision whereby no appeals filed.

Heather McCrae, ACST
Secretary-Treasurer