

Committee of Adjustment

Decision for: CAV A/008/2022

Owner/Applicant	Agent	Location of Land
Jonathan Starr Carol DeVarenes 302 King Street Oakville ON L6J 1B9	Gren Weis Architect & Associates c/o Geoffrey Roche 210-341 Kerr Street Oakville ON L6K 3B7	PLAN 1 BLK 30 PT LOTS B,C RP 20R691 PARTS 1,2,3,5 302 King 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 new attached garage, ground floor and second floor additions to the existing dwelling on the subject property proposing the following variance(s):

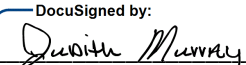
No.	Zoning By-law Regulation RL3 sp:11	Variance Request
1	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 61.23 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	Section 5.8.7 a) Where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.7 metres, the <i>private garage</i> shall be set back a minimum of 5.7 metres from the applicable <i>lot line</i> .	To permit the <i>private garage</i> to be set back 1.29 metres from the <i>front lot line</i> .
3	Section 15.11.1 a) The <i>minimum front yard</i> shall be 6.0 m.	To permit a <i>minimum front yard</i> of 1.29 m.
4	Section 15.11.1 c) The maximum <i>lot coverage</i> for all <i>buildings</i> shall be 25% (241.16 m ²); (lot area is 964.64 m ²).	To permit the maximum lot coverage for all buildings to be 28.72% (277.06 m ²).
5	Section 15.11.1 h) The maximum <i>residential floor area</i> for a <i>dwelling</i> having two or more <i>storeys</i> shall be 30% (289.39 m ²) of the <i>lot area</i> .	To permit the maximum <i>residential floor area</i> for the two <i>storey dwelling</i> to be 36.00% (347.29 m ²) of the <i>lot area</i> .

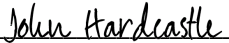
The Committee of Adjustment considered the written submissions in support of the application in coming to this decision. The Committee is of the opinion that the variances are considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan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

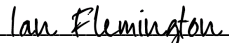
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the additions be built in general accordance with the submitted site plan dated November 29, 2021 and elevation drawings dated November 26, 2021.

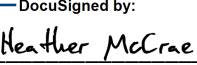
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S. Mikhail  DocuSigned by:
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J. Murray  DocuSigned by:
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Dated at the meeting held on January 25, 2022.

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