

Committee of Adjustment

Decision for: CAV A/058/2022

Owner (s)	Agent	Location of Land
JOHN MUMFORD REGINA MUMFORD 312 KING ST OAKVILLE ON, L6J 1B9	EMELIE VEA JOHN WILLMOTT ARCHITECT INC. 594 CHARTWELL RD SUITE 3 OAKVILLE ON, L6J 4A5	312 KING ST PLAN 1 BLK 30 PT LOT C

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of ground floor and second floor additions and renovations of the existing dwelling on the subject property proposing the following variances:

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.1 (Row 4, Column RL3) The <i>minimum flankage yard</i> shall be 3.50 m.	To permit a <i>minimum flankage yard</i> of 1.07 m.
2	Section 15.11.1 c) The maximum <i>lot coverage</i> for all <i>buildings</i> shall be 25% (232.78 m ²); (Lot area is 931.1 m ²).	To permit the maximum <i>lot coverage</i> for all <i>buildings</i> to be 25.69% (239.22 m ²).
3	Section 15.11.1 h) The maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having two or more storeys shall be 30% (279.33 m ²). (Lot area is 931.1 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>dwelling</i> having two storeys to be 37.47% (348.91 m ²).

The Committee of Adjustment considered written submissions from the public in support to the application. The Committee is of the opinion that the variance is 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 ground floor and second floor additions and renovations of the existing dwelling be built in general accordance with the submitted site plan and elevation drawings dated February 17, 2022, subject to the removal of the existing wire fence from the King Street municipal property; and
- 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 owner enter into an encroachment agreement with the Town of Oakville to the satisfaction of the Director of Transportation and Engineering.

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M. Telawski Michael Telawski
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I. Flemington Ian Flemington
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DocuSigned by:
J. Murray J. Murray
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J. Hardcastle John Hardcastle
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S. Mikhail S. Mikhail
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Chairperson, Committee of Adjustment Jasmina Radomirovic
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J. Radomirovic
Assistant Secretary-Treasurer

Dated at the meeting held on April 5, 2022.

Last date of appeal of decision is April 25, 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.

Jasmina Radomirovic
Assistant Secretary-Treasurer