

Committee of Adjustment

Decision for: CAV A/083/2022

Owner/Applicant	Agent	Location of Land
Robert & Connie Cohen 1176 Burnhamthorpe Road West Oakville ON L6M 4L1	SMPL Design Studio c/o Lindsey Bruce 15 Colbourne Street Hamilton ON L8R 2G2	PLAN 718 LOT 37 265 Dunwoody Drive 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 RL1-0	Variance Request
1	Section 5.8.6 c) For <i>lots</i> located within the Residential Low (RL1) <i>Zone</i> the maximum <i>total floor area</i> for a <i>private garage</i> shall be 56.0 square metres.	To permit the maximum <i>total floor area</i> for the <i>private garage</i> to be 70.26 square metres.
2	Section 5.8.7 c) Attached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .	To permit the attached <i>private garage</i> to project not more than 2.74 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .
3	Section 6.4.3 a) The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 14.54 m -1.0 m = 13.54m minimum).	To permit a <i>minimum front yard</i> of 8.67 metres.

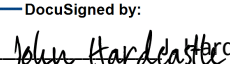
No written or oral submissions from the public were received. The Committee is of the opinion that the variances are considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject 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 be built in general accordance with the submitted site plan and elevation drawings to the satisfaction of the Director of Planning.

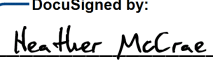
M. Telawski 
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S. Mikhail 
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Chairperson, Committee of Adjustment

J. Murray _____ Absent _____


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John Hardcastle


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I. Flemington


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H. McCrae
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on May 17, 2022.

Last date of appeal of decision is June 06, 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