

Committee of Adjustment

Decision for: CAV A/107/2022


<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
ANGELA MARTIN RONALD MARTIN 3119 VICTORIA ST OAKVILLE ON, L6L 1K3	LUCAS COCOMELLO SCHILLER ENGINEERING LTD. 2157 ROYAL WINDSOR DR UNIT 4 MISSISSAUGA ON, L5J 1K5	3119 VICTORIA ST PLAN M10 LOT 9

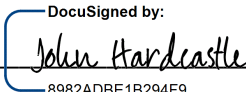
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of an accessory building (cabana) on the subject property proposing the following variance(s):

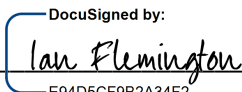
No.	Zoning By-law Regulation	Variance Request
1	Section 6.4.2 a) (Row RL3, Column 3) The maximum <i>lot coverage</i> shall be 35% (208.06 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 594.47 m ²).	To permit the maximum <i>lot coverage</i> to be 37.61% (223.58 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (detached dwelling – 190.13m ² and accessory building – 33.45m ²).
2	Section 6.5.2 d) - The maximum <i>height</i> of <i>accessory building</i> or <i>structure</i> shall be reduced to 2.5 metres measured from <i>grade</i> where the <i>accessory building</i> or <i>structure</i> is located less than 3.5 metres from a <i>flankage lot line</i> .	To permit a maximum <i>height</i> of 3.50 metres for an <i>accessory building</i> that is located 1.21m metres from the <i>flankage lot line</i> .

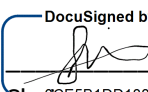
The Committee of Adjustment was influenced by written submissions from the public in support to the application. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable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

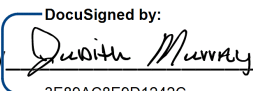
- That the accessory building be built in general accordance with the submitted site plan and elevation drawings dated February 23, 2022; and
- That the approval expires (2) years from the date of the decision if a building permit has not been issued for the proposed construction, and in cases where a building permit is not required, that the proposed scope of work has not been fully completed;

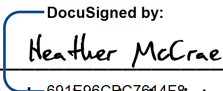
M. Telawski  DocuSigned by: Michael Telawski 66F76251FCA647E...

J. Hardcastle  DocuSigned by: John Hardcastle 8982ADBE1B294F9...

I. Flemington  DocuSigned by: Ian Flemington E94D5CF9B2A34F2...

S. Mikhail  DocuSigned by: S. Mikhail 0755B1D7188547A...

J. Murray  DocuSigned by: Judith Murray 3E89AC8E9D1242C...

Heather McCrae  DocuSigned by: Heather McCrae 691E96C8C7614F8...

Chairperson, Committee of Adjustment

For J. Radomirovic Assistant Secretary-Treasurer

Dated at the meeting held on July 5, 2022.

Last date of appeal of decision is July 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