

# Committee of Adjustment

## Decision for: CAV A/112/2022-Revised

| Owner/Applicant   | Agent   | Location of Land   |
|---|---|--|
| Kevin King<br>1269 Landfair Crescent<br>Oakville ON L6H 2N5 | Perspective Views<br>c/o Matthew Ribau<br>126 Catherine Street North 2 <sup>nd</sup> Floor<br>Hamilton ON L8R 1J4 | PLAN M54 LOT 239<br>1269 Landfair Crescent<br>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 variances:

| No. | Zoning By-law Regulation RL7   | Variance Request   |
|-----|--|--|
| 1   | <b>Table 4.3 (Row 4)</b> The maximum total <i>balcony</i> projection beyond the <i>main wall</i> shall be 1.5 m.   | To permit the maximum total <i>balcony</i> projection beyond the <i>main wall</i> to be 2.13 m.  |
| 2   | <b>Section 5.8.6 b)</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 48.0 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .  |
| 3   | <b>Section 5.8.7 c)</b> 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 1.879 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> . |
| 4   | <b>Table 6.3.2 (Row 3, Column - Detached dwellings)</b> The <i>minimum front yard</i> shall be 7.5 m.  | To permit a <i>minimum front yard</i> of 5.34 m.   |
| 5   | <b>Table 6.3.2 (Row 9, Column - Detached dwellings)</b> The maximum <i>lot coverage</i> shall be 35% (191.96 m <sup>2</sup> ); (Lot Area is 548.45 m <sup>2</sup> ).   | To permit the maximum <i>lot coverage</i> to be 36.0% (197.44 m <sup>2</sup> ).  |

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 dated August 17, 2021.

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M. Telawski Michael Telawski  
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S. Mikhail S. Mikhail  
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J. Murray J. Murray  
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John Hardcastle J. Hardcastle  
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Absent I. Flemington

DocuSigned by:  
Heather McCrae H. McCrae  
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Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on August 16, 2022.

Last date of appeal of decision is September 05, 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