

# Committee of Adjustment

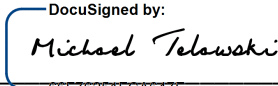
## Decision for: CAV A/129/2022

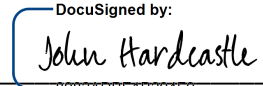
Owner (s)	Agent	Location of Land
CHRISTOPHER HAWMAN 311 SPRUCE ST OAKVILLE ON, L6J 2G9	TED LOXTON BAYVIEW DESIGN 397 EXMOUTH ST SARNIA ON, N7T5N8	311 SPRUCE ST PLAN 127 LOT 11

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Denied** to permit the construction of a front porch and front and rear two storey additions to the existing dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	<b>Table 6.3.1 (Row 5, Column RL3)</b> The <i>minimum interior side yard</i> shall be 2.40 m.	To permit a <i>minimum</i> (easterly) <i>interior side yard</i> of 2.09 m.
2	<b>Section 6.4.1</b> The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 557.50 m <sup>2</sup> and 649.99 m <sup>2</sup> shall be 42% (270.90 m <sup>2</sup> ); (Lot area is 645.01 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 46.35% (298.96 m <sup>2</sup> ).
3	<b>Section 6.4.3 a)</b> 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 12.54 m - 1.0 m = 11.54 m minimum).	To permit a <i>minimum front yard</i> of 10.03 metres.
4	<b>Section 15.10.1 c)</b> The maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> shall be 19% (122.55 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> to be 29.22% (188.50 m <sup>2</sup> ).

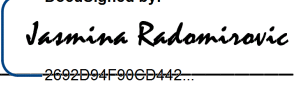
The Committee of Adjustment considered all written submissions in support of the application and all oral submissions in opposition to the application. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

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

 DocuSigned by: John Hardcastle  
898ZADBETB294F9... J. Hardcastle

I. Flemington \_\_\_\_\_ Absent \_\_\_\_\_ Opposed \_\_\_\_\_ S. Mikhail

Chairperson, Committee of Adjustment

J. Murray \_\_\_\_\_ Absent \_\_\_\_\_  DocuSigned by: Jasmina Radomirovic  
2692D94F806D442... J. Radomirovic  
Assistant Secretary-Treasurer

Dated at the meeting held on August 30, 2022.

Last date of appeal of decision is September 19, 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.

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Jasmina Radomirovic  
Assistant Secretary-Treasurer