

Committee of Adjustment Decision for: CAV A/141/2022

Owner/Applicant	Agent	Location of Land
Teresa Howarth 288 Gloucester Avenue Oakville ON L6J 3W9	N/A	PLAN 113 LOT 340 PT LOT 339 288 Gloucester Avenue 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 an accessory building (pool cabana) proposing the following variance(s):

No.	Zoning By-law Regulation RL3-0 SP 10	Variance Request
1	Section 6.5.2 e) For an <i>accessory building</i> the maximum <i>lot coverage</i> shall be the greater of 5% of the <i>lot area</i> or 42 square metres of <i>building area</i> . (58.75 m ²); (Lot area is 1175 m ²).	To permit the maximum <i>lot coverage</i> of the <i>accessory building(s)</i> to be 7.2% (85.0 m ²).
2	Section 15.10.1 c) The maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> shall be 19 % (223.25 m ²).	To permit the maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> to be 22.6 % (265 m ²).

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 accessory building be built in general accordance with the submitted site plan and elevation drawings dated March 15, 2022.

DocuSigned by:
M. Telawski Michael Telawski
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DocuSigned by:
John Hardcastle J. Hardcastle
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DocuSigned by:
S. Mikhail [Signature]
Chairperson, Committee of Adjustment

DocuSigned by:
Ian Flemington I. Flemington
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J. Murray Absent

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

Dated at the meeting held on September 13, 2022.

Last date of appeal of decision is October 03, 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