

# Committee of Adjustment

## Decision for: CAV A/185/2022

Owner/Applicant	Agent	Location of Land
Michael & Anna Phinney 179 Douglas Avenue Oakville ON L6J 3R9	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 113 LOTS 299,300 325 Watson 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 a two-storey detached dwelling proposing the following variance(s):

No.	Zoning By-law Regulation RL3-0 SP 10	Variance Request
1	<b>Section 6.4.1</b> The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a <i>lot</i> with a <i>lot area</i> 1301.00 m <sup>2</sup> or greater shall be 29% (400.9 m <sup>2</sup> ); (Lot area is 1382.44 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 29.97% (414.25 m <sup>2</sup> ).
2	<b>Section 6.4.6 c)</b> The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.48 metres.
3	<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 % (262.66 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> to be 22.8 % (315.22 m <sup>2</sup> ).
4	<b>Section 15.10.1 e)</b> The maximum total <i>floor area</i> for a <i>private garage</i> shall be 38.0 m <sup>2</sup>	To permit the maximum total <i>floor area</i> for a <i>private garage</i> to be 61.32 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 26, 2022.

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

DocuSigned by:  
S. Mikhail S. Mikhail  
Chairperson, Committee of Adjustment

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

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

DocuSigned by:  
H. McCrae Heather McCrae  
991C869671145A  
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on November 15, 2022.

Last date of appeal of decision is December 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