

Committee of Adjustment

Decision for: CAV A/200/2022

Owner (s)	Agent	Location of Land
GEORGE NIBLOCK 78 ALLAN ST OAKVILLE ON, L6J 3M8	TERRY MARTINO GREN WEIS ARCHITECT & ASSOCIATES 341 KERR ST SUITE 210 OAKVILLE ON, L6K 3B5	78 ALLAN ST PLAN 1 BLK 34 PT LOT C

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 construction of an accessory building (detached garage), and first and second storey additions to the existing two storey detached dwelling proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 4.3 (Row 16) – The maximum encroachment into a <i>minimum front yard</i> for an <i>uncovered platform</i> having a floor height equal to or greater than 0.60 metres measured from <i>grade</i> shall be 1.5 metres; (minimum front setback 4.5 m).	To permit a maximum encroachment of 4.82 m into the <i>minimum front yard</i> for the <i>uncovered platform</i> that replaced an existing <i>uncovered platform</i> having a floor height equal to or greater than 0.60 metres measured from <i>grade</i> . (minimum front setback 1.18 m).
2	Section 5.8.7 a) Where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.7 metres, the <i>private garage</i> shall be set back a minimum of 5.7 metres from the applicable <i>lot line</i> .	To permit the <i>private garage</i> to be set back 2.6 metres from the <i>flankage lot line</i> .
3	Table 6.3.1 (Row 4, Column- RL6) The <i>minimum flankage yard</i> shall be 3.0m.	To permit the existing <i>detached dwelling</i> to remain with a <i>minimum flankage yard</i> of 1.86 m, and to permit the proposed addition with a <i>minimum flankage yard</i> of 1.5 m.
4	Section 6.5.2 d) For an <i>accessory building</i> the maximum <i>height</i> shall be reduced to 2.5 metres measured from <i>grade</i> where the <i>accessory building</i> is located less than 3.5 metres from a <i>flankage lot line</i> .	To permit a maximum <i>height</i> for the <i>accessory building</i> to be 4.2 metres measured from <i>grade</i> .
5	Section 15.11.1 c) The maximum <i>lot coverage</i> for all <i>buildings</i> shall be 25%. (73.3 m ²); (Lot area is 293.18 m ²).	To permit the maximum <i>lot coverage</i> to be 37.85%. (110.96 m ²).
6	Section 15.11.1 h) The maximum <i>residential floor area</i> for a <i>dwelling</i> having two or more <i>storeys</i> shall be 30% of the <i>lot area</i> (87.95 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>dwelling</i> having two or more <i>storeys</i> to be 54.18% (158.84 m ²).

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

- That the additions and accessory building be built in general accordance with the submitted site plan and elevation drawings dated September 12, 2022; and
- 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.

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Michael Telawski
M. Telawski
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J. Hardcastle
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Chairperson, Committee of Adjustment
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Jasmina Radomirovic
J. Radomirovic
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Dated at the meeting held on November 29, 2022.

Last date of appeal of decision is December 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.

Jasmina Radomirovic
Assistant Secretary-Treasurer