

Committee of Adjustment

Decision for: CAV A/198/2022

Owner (s)	Agent	Location of Land
WILLIAM HAINES MARGO HAINES 304 SUMNER AVE OAKVILLE ON, L6J 1S5	JASON HUETHER HDS DWELL INC 20 GILMOUR RD PUSLINCH ON, N0B 2J0	304 SUMNER AVE PLAN 1 BLK 90 LOT 3 PT LOT 4

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 the construction an attached garage and a first and second storey addition to the two-storey detached dwelling proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.1 (Row 5, Column RL4) The <i>minimum interior side yard</i> shall be 1.2 m.	To permit a <i>minimum</i> (westerly) <i>interior side yard</i> of 0.62 m.
2	Table 6.3.1 (Row 6, Column RL4) The <i>minimum rear yard</i> shall be 7.5 m.	To permit a <i>minimum rear yard</i> of 1.26 m.
3	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 650.00 m ² and 742.99 m ² shall be 41% (267.79 m ²); (Lot area is 684.27 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 48.08% (329.00 m ²).
4	Section 6.4.2 a) (Row RL4, Column 3) The maximum <i>lot coverage</i> shall be 35% (239.49 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> . (Lot area is 684.27 m ²).	To permit the maximum <i>lot coverage</i> to be 38.59% (264.06 m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .

The Committee of Adjustment considered all written and oral concerns regarding the application and all written supports to the application. Notwithstanding, 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 additions to the dwelling be built in general accordance with the submitted site, servicing and grading plan dated October 14, 2022, and elevation drawings dated October 11, 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.

DocuSigned by:
Michael Telawski
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M. Telawski

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S. Mikhail

Chairperson, Committee of Adjustment

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Jasmina Radomirovic
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J. Radomirovic

Assistant Secretary-Treasurer

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