

## Committee of Adjustment

### Decision for: CAV A/205/2022-Amended


Owner/Applicant	Agent	Location of Land
Anthony Pollo 167 Reynolds Street Oakville ON L6J 3K8	Stambuk Homes c/o Ozren Stambuk 15 Morland Road Toronto ON M6S 2M7	PLAN 1 BLK 91 PT LOT 1 167 Reynolds Street 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 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 RL4-0	Variance Request
1	<b>Section 5.8.7 a)</b> 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 3.12 m. metres from the <i>flankage lot line</i> .
2	<b>Table 6.3.1 (Row 4, Column RL4)</b> The <i>minimum flankage yard</i> shall be <b>3.50 m.</b>	To permit a <i>minimum flankage yard</i> of 3.12 m.
3	<b>Table 6.3.1 (Row 6, Column RL4)</b> The <i>minimum rear yard</i> shall be 7.5 m.	To permit a <i>minimum rear yard</i> 0.67 m.
4	<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> less than 557.5 m <sup>2</sup> shall be 43% (144.34 m <sup>2</sup> ); (Lot area is 335.67 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 63.52% (213.22 m <sup>2</sup> ).
5	<b>Section 6.4.2 a) (Row RL4, Column 3)</b> The maximum <i>lot coverage</i> shall be 35% (117.48 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> . (Lot area is 335.67 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> to be 40.22% (135.22 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .


The Committee of Adjustment considered the oral submission in opposition to the application in coming to this decision. 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 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 additions to the existing dwelling be built in general accordance with the submitted site plan and elevation drawings along with the application.

DocuSigned by:  
  
 M. Telawski  
 Chairperson, Committee of Adjustment

DocuSigned by:  
  
 John Hardcastle  
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S. Mikhail Absent

DocuSigned by:  
  
 I. Flemington  
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DocuSigned by:  
  
 H. McCrae  
 Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on December 13, 2022.

Last date of appeal of decision is January 02, 2023.

**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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Heather McCrae, ACST  
Secretary-Treasurer