

# Committee of Adjustment

## Decision for: CAV A/208/2022

Owner/Applicant	Agent	Location of Land
Pallene Holdings Inc c/o John Krpan 200-2500 Appleby Line Burlington ON L7L 0A2	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 1009 LOT 63 309 Balsam Drive 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 **Denied** 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 RL1-0	Variance Request
1	<b>Section 5.8.1 d)</b> A maximum of one attached <i>private garage</i> per <i>dwelling</i> shall be permitted.	To permit a maximum of three attached <i>private garages</i> .
2	<b>Section 5.8.7 c)</b> Attached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .	To permit the attached <i>private garage</i> to project not more than 11.13 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .
3	<b>Table 6.3.1 (Row 9, Column RL1)</b> The maximum <i>dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 42.72 m.
4	<b>Section 6.4.4 a)</b> A minimum of 50% (17.24 m) of the length of all <i>main walls</i> oriented toward the <i>front lot line</i> shall be located within the area on the <i>lot</i> defined by the <i>minimum</i> and <i>maximum front yards</i> .	To permit a minimum of 23.5% (8.09 m) of the length of all <i>main walls</i> oriented toward the <i>front lot line</i> to be located within the area on the <i>lot</i> defined by the <i>minimum</i> and <i>maximum front yards</i> .
5	<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 10.95 metres.

The Committee of Adjustment considered the written and oral submissions in opposition to and in support of the application in coming to this decision. Notwithstanding, the Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

M. Telawski \_\_ Conflict \_\_\_\_\_

DocuSigned by:

*John Hardcastle*

J. Hardcastle

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Chairperson, Committee of Adjustment

S. Mikhail \_\_ Absent \_\_\_\_\_

DocuSigned by:

*Ian Flemington*

I. Flemington

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DocuSigned by:

*Heather McCrae*

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.

Heather McCrae, ACST  
Secretary-Treasurer