

# Committee of Adjustment

## Decision for: CAV A/187/2022

Owner/Applicant	Agent	Location of Land
Pat & Melissa Gasparro 344 Spruce Street Oakville ON L6J 2H1	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 404 LOT 7 PLAN 560 BLK B 1067 Cedar Grove Blvd 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 on the subject property proposing the following variances:

No.	Zoning By-law Regulation RL1-0	Variance Request
1	<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 6.15 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> .
2	<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 25.28 m.
3	<b>Section 6.4.3 a)</b> The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 11.33 m -1.0 m = 10.33 m minimum).	To permit a <i>minimum front yard</i> of 4.18 metres.

The Committee of Adjustment considered the written submissions in support of the application in coming to this decision. 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 29, 2022.

M. Telawski \_\_\_\_\_  
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**Michael Telawski**  
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**John Hardcastle**  
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S. Mikhail \_\_\_\_\_  
DocuSigned by:  
**S. Mikhail**  
Chairperson, Committee of Adjustment

\_\_\_\_\_ DocuSigned by:  
**Ian Flemington**  
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**Heather McCrae**  
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