

Committee of Adjustment

Decision for: CAV A/184/2022

Owner/Applicant	Agent	Location of Land
Surinder & Dalbir Basra 142 Digby Road Oakville ON L6J 6B8	Bayview Design Group c/o Harrison (Ted) Loxton 397 Exmouth Street Sarnia ON N7T 5N8	PLAN 542 LOT 16 169 Pinehurst 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 on the subject property proposing the following variances:

No.	Zoning By-law Regulation RL1-0	Variance Request
1	Section 5.8.6 c) For <i>lots</i> located within the Residential Low (RL1) <i>Zone</i> the maximum <i>total floor area</i> for a <i>private garage</i> shall be 56.0 square metres.	To permit the maximum <i>total floor area</i> for the <i>private garage</i> to be 56.34 square metres.
2	Section 6.4.1 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> 1301.00 m ² or greater shall be 29% (410.86 m ²); (Lot area is 1416.77 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 34.12% (483.40 m ²).
3	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 10.00 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 _____
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Michael Telawski
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_____ John Hardcastle Hardcastle
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S. Mikhail _____
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 Chairperson, Committee of Adjustment

_____ I. Flemington
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_____ H. McCrae
 DocuSigned by:
 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

Committee of Adjustment

Decision for: CAV A/185/2022

Owner/Applicant	Agent	Location of Land
Michael & Anna Phinney 179 Douglas Avenue Oakville ON L6J 3R9	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 113 LOTS 299,300 325 Watson Avenue 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 proposing the following variance(s):

No.	Zoning By-law Regulation RL3-0 SP 10	Variance Request
1	Section 6.4.1 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> 1301.00 m ² or greater shall be 29% (400.9 m ²); (Lot area is 1382.44 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 29.97% (414.25 m ²).
2	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.48 metres.
3	Section 15.10.1 c) The maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> shall be 19 % (262.66 m ²).	To permit the maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> to be 22.8 % (315.22 m ²).
4	Section 15.10.1 e) The maximum total <i>floor area</i> for a <i>private garage</i> shall be 38.0 m ²	To permit the maximum total <i>floor area</i> for a <i>private garage</i> to be 61.32 m ²

No written or oral submissions from the public were received. 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 26, 2022.

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M. Telawski Michael Telawski
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S. Mikhail [Signature]
Chairperson, Committee of Adjustment

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J. Hardcastle John Hardcastle
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I. Flemington Ian Flemington
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DocuSigned by:
H. McCrae Heather McCrae
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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

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	Section 5.8.7 c) 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	Table 6.3.1 (Row 9, Column RL1) The maximum <i>dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 25.28 m.
3	Section 6.4.3 a) 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.

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Michael Telawski
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John Hardcastle
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S. Mikhail _____
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S. Mikhail
Chairperson, Committee of Adjustment

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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

Committee of Adjustment

Decision for: CAV A/188/2022-Amended

Owner/Applicant	Agent	Location of Land
Saud Juman 2069 Glenforest Crescent Oakville ON L6J 2G5	Cedar Springs Landscape Group c/o Justin Tenhage 3242 South Service Road South Oakville ON L6L 6T1	PLAN 581 LOT 39 2069 Glenforest Crescent 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 an accessory building (cabana) on the subject property proposing the following variance:

No.	Zoning By-law Regulation RL1-0	Variance Request
1	Section 6.4.2 (Row RL1, Column 3) The maximum <i>lot coverage</i> shall be 25% (353.00 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 1412.00 m ²).	To permit the maximum <i>lot coverage</i> to be 25.8% for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .

The Committee of Adjustment considered the written submissions in opposition to and in support of the application in coming to this decision. Notwithstanding, the Committee is of the opinion that the variance is 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 accessory building (Cabana) be built in general accordance with the submitted site plan and elevation drawings dated November 14, 2022.

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Michael Telawski
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_____ J. Hardcastle
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John Hardcastle
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S. Mikhail _____
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S. Mikhail
 Chairperson, Committee of Adjustment

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Ian Fleming
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Heather McCrae
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 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.**

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 Heather McCrae, ACST
 Secretary-Treasurer

Committee of Adjustment

Decision for: CAV A/189/2022

Owner/Applicant	Agent	Location of Land
Muhammad & Fahmida Alam 606 Lakeshore Road West Oakville ON L6K 1G5	Batory Management c/o Paul Demczak 655 Annland Street Pickering ON L1W 1A9	PLAN M18 LOT 27 2036 Water's Edge 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 **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 RL9 sp:58	Variance Request
1	Table 4.3 (Row 7) The maximum encroachment into a <i>minimum yard</i> for window well with a maximum width of 1.8 metres shall be 0.6 metres.	To permit a maximum encroachment of 0.60 m into the <i>minimum side yard</i> for a window well with a maximum width of 5.58 metres.
2	Section 4.6.5. d) The maximum dimensions of the roof opening for the skylight shall be 2.4 metres in length and 2.4 metres in width.	To permit a maximum roof opening of 1.17 metres by 3.05 metres for a skylight.
3	Section 5.8.2 c) ii) The maximum width of a <i>driveway</i> shall be 9.0 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.	To permit the maximum width of the <i>driveway</i> to be 10.77 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.
4	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 60.62 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .

The Committee of Adjustment considered the written and oral submissions 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 dwelling be built in general accordance with the submitted site plan and elevation drawings dated September 23, 2022.

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Michael Telawski
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John Hardcastle
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S. Mikhail _____
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Chairperson, Committee of Adjustment

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_____ Heather McCrae
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Heather McCrae
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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

Committee of Adjustment

Decision for: CAV A/124/2022-Revised

Owner/Applicant	Agent	Location of Land
The Corporation of the Town of Oakville c/o Haitham Hana 1225 Trafalgar Road Oakville ON L6H 0H3	Diamond Schmitt Architects c/o Christopher Hughes 100-384 Adelaide Street West Toronto ON M5V 1R7	CON 1 NDS PT LOTS 21 TO 23 RP 20R18371 PARTS 3 AND 4 RP 20R18379 PARTS 2 AND 6 PT PARTS 1 3 TO 5 RP 20R18698 PARTS 2 AND 3 3070 Neyagawa 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 Community Centre / Library addition on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation P Park Zone	Variance Request
1	Table 7.12.2 (column P, row 2) The maximum <i>front yard</i> setback shall be 6.0 metres.	To permit a maximum <i>front yard</i> setback of 12.50 metres.
2	Table 7.12.2 (column P, row 7) The minimum <i>height</i> of 11.0 metres.	To permit a minimum <i>height</i> of 10.50 metres.

No written or oral submissions from the public were received. 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 development be constructed in general accordance with the final approved Site Plan to the satisfaction of the Director of Planning Services.

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Michael Telawski
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John Hardcastle
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S. Mikhail _____
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S. Mikhail
 Chairperson, Committee of Adjustment

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Ian Flemington
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Heather McCrae
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 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

Committee of Adjustment

Decision for: CAV A/162/2022-Revised

Owner/Applicant	Agent	Location of Land
Anwar Mustapha 1196 Linbrook Road Oakville ON L6J 2L4	Carrothers and Associates c/o David Carrothers 3-505 York Blvd Hamilton ON L8R 3K4	CON 3 SDS PT LOT 9 1196 Linbrook Road 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 additions to the second floor and to the attic above the second floor of the existing detached dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation RL1-0	Variance Request
1	Table 6.3.1 (Row 5, Column RL1) The <i>minimum interior side yard</i> shall be 4.2 m.	To permit a <i>minimum</i> (easterly) <i>interior side yard</i> of 2.54 m.
2	Section 6.4.6 a) The maximum number of <i>storeys</i> shall be 2.	To permit a maximum of 3 <i>storeys</i> .
3	Section 6.4.6 b) <i>Floor area</i> is prohibited above the second <i>storey</i> .	To permit 67.5m ² of <i>floor area</i> above the second <i>storey</i> .
4	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.96 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 attic be built in general accordance with the submitted site plan and elevation drawings dated October 19, 2022.

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Michael Telawski
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John Hardcastle J. Hardcastle
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S. Mikhail _____
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S. Mikhail
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 Chairperson, Committee of Adjustment

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Ian Flemington I. Flemington
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Heather McCrae H. McCrae
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 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