

Committee of Adjustment

Decision for: CAV A/063/2021

Applicant / Owner	Authorized Agent	Subject Property
MARK RINAS PETRA RINAS 55 PARK AVE OAKVILLE ON, L6J 3Y1	GEOFF ROCHE GREN WEIS ARCHITECT & ASSOCIATES 341 KERR ST SUITE 210 OAKVILLE ON, L6K 3B7	176 FRONT ST PLAN 1 BLK 78 LOTS 1,2

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 of one-storey additions and reconstruction of an existing garage to the existing detached dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.1 d) A maximum of one attached <i>private garage</i> per <i>dwelling</i> shall be permitted.	To permit two attached <i>private</i> garages.
2	Section 5.8.7 a) 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 minimum <i>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 a vehicle entrance facing the <i>front lot line</i> of 5.24 m (westerly garage) and 1.72 m (easterly garage).
3	Table 15.11.1 a) The minimum <i>front yard</i> shall be 6.0 m.	To permit a <i>minimum front yard</i> of 5.24 m (westerly addition) and 1.43 (easterly reconstruction).

The Committee of Adjustment considered all written and oral submissions in opposition and written submission in support 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 be constructed in accordance with the final approved Site Plan to the satisfaction of the Director of Planning Services; 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.

M. Telawski _____
DocuSigned by:
Michael Telawski
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_____ J. Hardcastle
DocuSigned by:
John Hardcastle
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I. Flemington _____
DocuSigned by:
Ian Flemington
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_____ S. Mikhail
DocuSigned by:
[Signature]
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J. Murray _____ Opposed _____

Chairperson, Committee of Adjustment
DocuSigned by:
Jasmina Radomirovic
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J. Radomirovic
Assistant Secretary-Treasurer

Dated at the meeting held on May 4, 2021.

Last date of appeal of decision is May 24, 2021.

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