

Committee of Adjustment

Decision for: CAV A/107/2023

Owner/Applicant	Agent	Location of Land
William and Sandralee Cudmore 3175 Lakeshore Road West Oakville ON L6L 1J7	Planscape Inc c/o Stefan Szczerbak 104 Kimberley Avenue Bracebridge ON P1L 1Z8	PLAN M257 BLK 78 RP 20R12966 PART 1 Victoria 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 the lot addition (Part1) of consent application B23/09 for the subject property (Block 78, Plan M-257) proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<p><i>Table 6.3.1 (Row 1, Column RL3)</i> The minimum lot area shall be 557.5 sqm.</p> <p><i>Table 6.3.3 (Row 1 Column Detached Dwellings)</i> The minimum lot area shall be 360.0 sqm.</p>	To permit the minimum lot area for the lot which is split zoned RL8 and RL3-0 to be 423.15 sqm.
2	<p><i>Table 6.3.1 (Row 2, Column RL3)</i> The minimum lot frontage shall be 18.0m.</p> <p><i>Table 6.3.3 (Row 2, Column Detached Dwellings)</i> The minimum lot frontage shall be 12.0m.</p>	To permit the minimum lot frontage for the lot which is split zoned RL8 and RL3-0 to be 18.0m.

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 Consent B23/09 (1732) be approved and the Certificate of Official issued.
- That the approval expire two (2) years from the date of decision if the proposed scope of work has not been fully completed, being the issuance of the Certificate of Official for B23/09 (1732).
- That the owner/applicant enter into a Minor Variance and Consent agreement, inclusive of the submission of a tree security, to be registered on title and to the satisfaction of the Town of Oakville, reflecting a Property Information Sketch dated November 3, 2023, prepared by Planscape demonstrating a development envelope which protects Tree 4 as outlined in the Arborist Report prepared by Jackson Arboriculture Inc. dated June 2, 2023.

M. Telawski _____ Absent _____

DocuSigned by:

John Hardcastle

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_____ J. Hardcastle

DocuSigned by:

Shery Mikhail

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S. Mikhail _____

Chairperson, Committee of Adjustment

DocuSigned by:

Stuart Dickie

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S. Dickie _____

DocuSigned by:

Lynsey You

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_____ L. You

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Jasmina Radomirovic

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_____ J. Radomirovic

Assistant Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on June 26, 2024.

Last date of appeal of decision is July 16, 2024.

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