

Committee of Adjustment

Decision for: CAV A/110/2024

Owner/Applicant	Agent	Location of Land
William Finan	David Riley/Ray Ziemba SGL PLANNING & DESIGN INC 1547 BLOOR St W Toronto ON, CANADA M6P 1A5	70 Brookfield Rd PLAN 437 LOT 1

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 one-storey addition to the existing accessory building (detached garage) on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 6.4.2 a) (Row RL4, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 35.6%.
2	<i>Section 6.5.2 b)</i> The minimum yard from any lot line for an accessory building or structure located in a flankage or rear yard shall be 0.6 metres, <i>provided that the accessory building or structure has a minimum separation distance of 2.0 metres from the dwelling.</i>	To permit the accessory building located in the rear yard with a reduced minimum interior side yard of 0.37m.
3	<i>Section 6.5.2 e)</i> <i>For an accessory building the maximum lot coverage shall be the greater of 5% of the lot area or 42 square metres of building area.</i>	To increase the maximum lot coverage of the accessory building(s) to be 43.97 square metres of building area.

The Committee of Adjustment considered written submission from the public in support to the application. 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:

- The garage addition be constructed in general accordance with the submitted site plan and elevations dated May 15, 2024; 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 Signed by:
Michael Telawski
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Chairperson, Committee of Adjustment

Signed by:
John Hardcastle
8982ADBE1B294F9... J. Hardcastle

S. Mikhail Absent

DocuSigned by:
Lynsey You
001C4EBA26084B7... L. You

S. Dickie Signed by:
Stuart Dickie
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J. Ulcar
Secretary/Treasurer, Committee of Adjustment

Dated at the meeting held on July 24, 2024.

Last date of appeal of decision is August 13, 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.

Jennifer Ulcar
Secretary-Treasurer