

# Committee of Adjustment

## Decision for: CAV A/036/2024

Owner/Applicant	Agent	Location of Land
Norm Lamb	G. Griffiths & Associates Ltd c/o Gordon Griffiths 591 Brant Street Suite C Burlington ON L7R 2G6	CON 2 SDS PT LOT 35 1477 Burloak 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 enlargement of the existing detached dwelling proposing the following variance(s) to Zoning By-law 2014-014:

Under section 45(2) of the *Planning Act*:

No.	Current	Proposed
1	<i>Section 4.14 a)</i> No building may be erected or enlarged unless the land is serviced by municipal water and sewage systems.	To permit a rear addition and attached garage without municipal sewage systems.

The Committee of Adjustment considered the oral submission in support of the application in coming to this decision. The Committee, after applying the provision Section 45(2) of the *Planning Act*, is of the opinion that the proposal is similar to the purpose for which it was used on the day the By-law was passed; it is compatible with the use permitted by the Bylaw, is appropriate development and represents good land use planning.

Under section 45(1) of the *Planning Act*:

No.	Current	Proposed
1	<i>Table 13.3 (row 6, footnote 2)</i> The minimum interior side yard for a detached dwelling shall be 7.5 metres.	To decrease the minimum interior side yard to 6.98 metres.

The Committee of Adjustment considered the oral submission in support of the application in coming to this decision. 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.
- The additions be constructed in general accordance with the submitted site plan and elevation drawings dated 11.04.2023.
- That the Owner shall provide a Stamped Letter from an engineer confirming there will be no increased load on the septic system given the proposed development, to the satisfaction of Halton Region.
- That the Owner shall provide further details on the uses within the proposed garage and addition (i.e. washroom, laundry machine, etc.), to the satisfaction of Halton Region.
- That the Owner shall provide a revised site plan to show the location of the septic system and to confirm the type of system, to the satisfaction of Halton Region.

M. Telawski \_\_\_\_\_  
DocuSigned by:  
*Michael Telawski*  
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\_\_\_\_\_ Absent \_\_\_\_\_ J. Hardcastle

S. Mikhail \_\_\_\_\_  
DocuSigned by:  
*Shery Mikhail*  
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Chairperson, Committee of Adjustment

\_\_\_\_\_ DocuSigned by:  
*Lynsey You*  
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S. Dickie \_\_\_\_\_  
DocuSigned by:  
*Stuart Dickie*  
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\_\_\_\_\_ DocuSigned by:  
*Heather McCrae*  
691E86C0D781458... H. McCrae  
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on March 6, 2024.

Last date of appeal of decision is March 26, 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.

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Heather McCrae, ACST  
Secretary-Treasurer