

Committee of Adjustment

Decision for: CAV A/048/2021

Owner/Applicant	Agent	Location of Land
Brad Beaudoin and Patty Ferry 1417 Peerless Court Oakville ON L6H 3A4	Carrothers and Associates c/o David Carrothers 3-505 York Blvd Hamilton ON L8R 3K4	PLAN M186 LOT 138 1417 Peerless Court 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 new roof over the existing front porch and a second storey addition to the existing dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation RL2-0	Variance Request
1	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 836.00 m ² and 928.99 m ² shall be 39% (326.98 m ²); (Lot area is 838.4 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 41.76% (350.12 m ²).
2	Section 6.4.2 a) (Row RL2, Column 3) The maximum <i>lot coverage</i> shall be 25% (209.6 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Area of the lot is 838.4 m ²).	To permit the maximum <i>lot coverage</i> to be 29.7% (249.00m ²) 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 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 additions be built in general accordance with the submitted site plan and elevation drawings No. 2 dated MAR 08/21.

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

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Ian Flemington I. Flemington
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J. Murray Judy Murray
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Heather McCrae H. McCrae
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on April 20, 2021.

Last date of appeal of decision is May 10, 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.

Heather McCrae, ACST
Secretary-Treasurer