

Committee of Adjustment

Decision for: CAV A/052/2021

Owner/Applicant	Agent	Location of Land
Murray Sanders & Heather Sanders 188 Gloucester Avenue Oakville ON L6J 3W6	HDS Dwell Inc c/o Cynthia Gibson 20 Gilmour Road Puslinch ON N0B 2J0	PLAN 113 PT LOTS 362,363 188 Gloucester Avenue 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 two-storey detached dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation RL3-0 sp: 10	Variance Request
1	Section 15.10.1 c) The maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> shall be 19% (194.11m ²); (Area of the lot is 1021.64m ²).	To permit the maximum <i>lot coverage</i> for the <i>dwelling</i> having two <i>storeys</i> to be 24.90% (254.41 m ²).
2	Section 15.10.1 e) The maximum total <i>floor area</i> for a <i>private garage</i> shall be 38.0 sq.m.	To permit the total <i>floor area</i> for the <i>private garage</i> to be 38.98 sq.m.

The Committee of Adjustment considered the written and oral submissions in opposition to the application in coming to this decision. 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 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 dwelling be built in general accordance with the submitted site plan dated 3.17.2021 and elevation drawings dated 02/02/21.

DocuSigned by:
M. Telawski Michael Telawski
66F76251FCA647E...

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

DocuSigned by:
S. Mikhail S. Mikhail
9C55B192168564A
Chairperson, Committee of Adjustment

DocuSigned by:
Ian Flemington I. Flemington
E94D5CF9B2A34F2...

DocuSigned by:
J. Murray J. Murray
3E89AC8E9D1242C...

DocuSigned by:
Heather McCrae H. McCrae
691E066CB57614F3
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