

Committee of Adjustment

Decision for: CAV A/054/2021

Owner/Applicant	Agent	Location of Land
Annette Gilgan 340 Watson Avenue Oakville ON L6J 3V6	PermaWood Solariums c/o Werner Kram 170 Esna Park Drive Markham ON L3R 1E3	PLAN 113 LOT 196 PT LOT 195 340 Watson 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 one storey rear addition to the existing dwelling on the subject property proposing the following variance:


No.	Zoning By-law Regulation RL3-0 SP: 10	Variance Request
1	Section 15.10.1 c) Maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> shall be 19% (150.06 m ²); (Area of the <i>lot</i> is 789.8 m ²).	To permit the maximum <i>lot coverage</i> to be 24.72% (195.24 m ²) for a <i>dwelling</i> having two <i>storeys</i> .

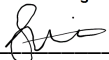
No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

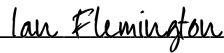
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the rear addition be constructed in general accordance with the submitted site plan dated MAY 20, 2020 and elevation drawings submitted with the application.

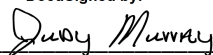
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_____ J. Hardcastle
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S. Mikhail _____
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 Chairperson, Committee of Adjustment

_____ I. Flemington
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J. Murray _____
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_____ H. McCrae
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 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