

Committee of Adjustment

Decision for: CAV A/003/2022

Owner/Applicant	Agent	Location of Land
Jie Pan 481 Chartwell Road Oakville ON L6J 4A6	Rojas Empire of Design Inc c/o Jonathan Netta 1115 Westport Crescent Mississauga ON L5T 1E8	PLAN 475 LOT 1 481 Chartwell Road 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 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 <i>lot</i> with a <i>lot area</i> between 836.00 m ² and 928.99 m ² shall be 39% (350.89 m ²); (Lot area is 899.73 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 42.61% (383.38 m ²).
2	Section 6.4.2 a) (Row RL2, Column 3) The maximum <i>lot coverage</i> shall be 25% (224.93 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 899.73 m ²).	To permit the maximum <i>lot coverage</i> to be 25.78% (231.95 m 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 dwelling be built in general accordance with the submitted site plan and elevation drawings submitted with the application received on November 24, 2021.

M. Telawski _____
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Michael Telawski
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_____ J. Hardcastle
DocuSigned by:
John Hardcastle
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S. Mikhail _____
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S. Mikhail
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Chairperson, Committee of Adjustment

_____ I. Flemington
DocuSigned by:
Ian Flemington
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J. Murray _____
DocuSigned by:
Jessica Murray
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_____ H. McCrae
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Heather McCrae
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Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on January 25, 2022.

Last date of appeal of decision is February 14, 2022.

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