

# Committee of Adjustment

## Decision for: CAV A/004/2022

Owner/Applicant	Agent	Location of Land
William Mark and Betty Mark 196 Walby Drive Oakville ON L6L 4E3	W.E. Oughtred & Associates Inc c/o William Oughtred 28-2140 Winston Park Drive Oakville ON L6H 5V5	PLAN 1104 LOT 25 196 Walby 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 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	<b>Section 6.4.1</b> The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 1022.00 m <sup>2</sup> and 1114.99 m <sup>2</sup> shall be 37% (390.93 m <sup>2</sup> ); (Lot area is 1056.57 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 38.86% (410.63 m <sup>2</sup> ).
2	<b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (264.14 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; ( Lot area is 1056.57 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> to be 26.89% (284.1 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .

The Committee of Adjustment considered the written submission 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 dated 01.30.21 and Front and Left elevation drawings dated SEP.27.21 and Rear and Right Elevation Drawings dated SEP.30.21.

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

DocuSigned by:  
S. Mikhail [Signature]  
Chairperson, Committee of Adjustment

DocuSigned by:  
J. Murray [Signature]  
3E89AC8E9D1242C...

DocuSigned by:  
J. Hardcastle [Signature]  
8982ADBE1B294F9...

DocuSigned by:  
I. Flemington [Signature]  
E94D5CF9B2A34F2...

DocuSigned by:  
H. McCrae [Signature]  
691F06C6C71145A...  
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