

Committee of Adjustment

Decision for: CAV A/007/2022

Owner/Applicant	Agent	Location of Land
Gurinder & Rajveer Kler 155 Leighland Avenue Oakville ON L6H 1B3	David Small Designs c/o Julie Odanski 4-1405 Cornwall Road Oakville ON L6J 7T5	PLAN 409 PT LOT 20 155 Leighland Avenue Town of Oakville

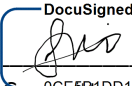
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances:


No.	Zoning By-law Regulation RL3-0	Variance Request
1	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 61.0 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	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> 1301.00 m ² or greater shall be 29% (408.25 m ²); (Lot area is 1407.76 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 30.00% (422.33m ²).
3	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.64 metres.

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:

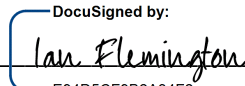
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the dwelling be built in general accordance with the submitted site plan dated November 30, 2021 and elevation drawings dated October 29, 2021.

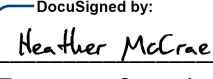
M. Telawski 
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S. Mikhail 
Chairperson, Committee of Adjustment
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J. Murray 
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 J. Hardcastle
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 I. Flemington
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 H. McCrae
Secretary-Treasurer, Committee of Adjustment
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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