

# Committee of Adjustment

## Decision for: CAV A/025/2021

Applicant / Owner	Authorized Agent	Subject Property
JULIAN BEUCK 2137 GHENT AVE BURLINGTON ON, L7R 1Y4	GRAHAM BARRETT 1575 DUNDAS ST W UNIT 2 TORONTO ON, M6K 1T9	1177 SUMMERLEA ST PLAN 716 LOT 68

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

No.	Zoning By-law Regulation	Variance Request
1	<b>Section 5.8.6 b)</b> For <i>detached dwellings</i> on lots 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 57.62 square metres on a lot having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	<b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (273.20 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Area of the lot is 1,092.78 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> to be 28.32% (309.43 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 written submissions from the public in support to the application. 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 dwelling be built in general accordance with elevation drawings dated 2021-04-06; and in general accordance to the satisfaction of the Director of Planning Services; and
- 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.

M. Telawski \_\_\_\_\_  
DocuSigned by:  
**Michael Telawski**  
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**John Hardcastle**  
8982ADBE1B294F9... J. Hardcastle

I. Flemington \_\_\_\_\_  
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**Ian Flemington**  
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**S. Mikhail**  
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S. Mikhail  
Chairperson, Committee of Adjustment

J. Murray \_\_\_\_\_  
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**Jasmina Radomirovic**  
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**Jasmina Radomirovic**  
2692D94F90CD44Z... J. Radomirovic  
Assistant Secretary-Treasurer

Dated at the meeting held on May 4, 2021.

Last date of appeal of decision is May 24, 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.

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Jasmina Radomirovic  
Assistant Secretary-Treasurer