

# Committee of Adjustment

## Decision for: CAV A/050/2021

Owner/Applicant	Agent	Location of Land
Imran & Selin Jessani 96 Rancliffe Road Oakville ON L6H 1B2	David Small Designs c/o Julie Odanski & Peter Giordano 4-1405 Cornwall Road Oakville ON L6J 7T5	PLAN 950 LOT 14 96 Rancliffe 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 single storey detached dwelling on the subject property proposing the following variances(s):

No.	Zoning By-law Regulation RL1-0	Variance Request
1	<b>Table 4.3 (Row 4)</b> The maximum total <i>balcony</i> projection beyond the <i>main wall</i> shall be 1.5 m.	To permit the maximum total <i>balcony</i> projection beyond the <i>main wall</i> to be 2.34 m.
2	<b>Section 6.4.2 a) (Row RL1, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (316.80 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 1,267.18 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> to be 26.77% (339.17 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
3	<b>Section 6.4.3 a)</b> The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 12.45 m - 1.0 m = 11.45 m minimum).	To permit a <i>minimum front yard</i> of 5.93 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 no. 8 dated Mar 18/21 and elevation drawings dated no. 5 dated Feb 23/21.

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M. Telawski Michael Telawski  
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S. Mikhail S. Mikhail  
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Chairperson, Committee of Adjustment

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J. Murray Judy Murray  
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J. Murray

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John Hardcastle J. Hardcastle  
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Ian Flemington I. Flemington  
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Heather McCrae H. McCrae  
Secretary-Treasurer, Committee of Adjustment

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