

Committee of Adjustment

Decision for: CAV A/053/2021

Owner/Applicant	Agent	Location of Land
Tim and Julie Squire 164 Tracina Drive Oakville ON L6L 4B7	MB1 Development Consulting Inc c/o Michael Barton 1489 Abbeywood Drive Oakville ON L6M 2M6	PLAN 1252 LOT 43 164 Tracina 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	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 60.57 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% (399.48 m ²); (Lot area is 1377.53 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 30.21% (416.12 m ²).
3	Section 6.4.3 a) 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 11.39 m -1.0 m = 10.39 m minimum).	To permit a <i>minimum front yard</i> of 9.90 metres.

The Committee of Adjustment considered the written and oral submission in opposition to the application in coming to this decision. Notwithstanding, 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 and elevation drawings dated no. 1 dated Feb 09/21.

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

DocuSigned by:
Ian Flemington I. Flemington
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J. Murray _____
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J. Murray
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Heather McCrae H. McCrae
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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