

Committee of Adjustment

Decision for: CAV A/052/2022

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
GREGORY TILLEY STEPHANIE SPENCE 224 MOHAWK RD OAKVILLE ON, L6L 2Z2	MATTHEW FRATARCANGELI TENHOUSE BUILDING WORKSHOP 107 GLADSTONE AVE HAMILTON ON, L8M 2H8	224 MOHAWK RD PLAN M9 LOT 9

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 two-storey detached dwelling on the subject property proposing the following variances:

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.7 c) Attached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .	To permit the attached <i>private garage</i> to project not more than 1.78 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .
2	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.28 metres.

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 the submitted site plan dated 11-02-21 and submitted elevation drawings; 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
60F70251FCA047E...

_____ J. Hardcastle
DocuSigned by:
John Hardcastle
8082ADBE1B294F9...

I. Flemington _____
DocuSigned by:
Ian Flemington
E04D5CF0B2A34F2...

_____ S. Mikhail
DocuSigned by:
S. Mikhail
6CE5B1DD188544A...

J. Murray _____
DocuSigned by:
Jasmina Murray
3E89AC8E9D1242C...

Chairperson, Committee of Adjustment
_____ J. Radomirovic
DocuSigned by:
Jasmina Radomirovic
2682D04F90CD442...
Assistant Secretary-Treasurer

Dated at the meeting held on April 5, 2022.

Last date of appeal of decision is April 25, 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.

Jasmina Radomirovic
Assistant Secretary-Treasurer