

# Committee of Adjustment

## Decision for: CAV A/054/2022

Owner (s)	Agent	Location of Land
SANAA HASBANI, MOHEB SHARED, KARAM TADROS, MADLANE TADROS 482 BROOKSIDE DR OAKVILLE ON, L6K 1R3	TOM KOLBASENKO OUR COOL BLUE ARCHITECTS INC. 450 BRONTE ST S UNIT 213 MILTON ON, L9T 8T2	482 BROOKSIDE DR PLAN 543 LOT 6

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 variance(s):

No.	Zoning By-law Regulation	Variance Request
1	<b>Section 5.8.6 b)</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 57.4 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	<b>Section 6.4.1</b> 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> between 650.00 m <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41% (284.24m <sup>2</sup> ); (Lot area is 693.27m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 44.5% (308.5 m <sup>2</sup> ).
3	<b>Section 6.4.2 a) (Row RL3, Column 3)</b> The maximum <i>lot coverage</i> shall be 35% (242.64 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> .	To permit the maximum <i>lot coverage</i> to be 37.3% (258.5m <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 all written submissions in opposition to the application. 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 dwelling be built in general accordance with the submitted site plan and elevation drawings submitted for the proposed dwelling dated 02/17/22; 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.

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M. Telawski Michael Telawski  
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I. Flemington Ian Flemington  
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J. Murray Jessie Murray  
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J. Hardcastle John Hardcastle  
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S. Mikhail S. Mikhail  
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Chairperson, Committee of Adjustment  
J. Radomirovic Jasmina Radomirovic  
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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