

Committee of Adjustment

Decision for: CAV A/017/2022

Owner (s)	Agent	Location of Land
RAFAL MAJ 54 GERMORDA DR OAKVILLE ON, L6H 1A8	MEAGAN SANDERSON W.E. OUGHTRED & ASSOCIATES 2140 WINSTON PARK DR SUITE 28 OAKVILLE ON, L6H 5V5	54 GERMORDA DR PLAN 386 LOT 14

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 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a lot area between 929.00 m ² and 1021.99 m ² shall be 38% (353.94 m ²); (Lot area is 931.41 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 41.54% (386.91 m ²).
2	Section 6.4.2 a) (Row RL2, Column 3) The maximum <i>lot coverage</i> shall be 25% (232.85 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 931.41 m ²).	To permit the maximum <i>lot coverage</i> to be 28.35% (264.05 m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
3	Section 6.4.3 a) The <i>minimum front yard</i> on all lots shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 9.18 m - 1.0 m = 8.18 m minimum).	To permit a <i>minimum front yard</i> of 7.55 metres.

No written or oral submissions from the public were received. 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 and elevation drawings dated March 9, 2022; 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.

<p>M. Telawski _____</p> <p style="text-align: center;">DocuSigned by: Michael Telawski 66F76251FCA647E...</p> <p>I. Flemington _____</p> <p style="text-align: center;">DocuSigned by: Ian Flemington E94D56CF9B2A34F2...</p> <p>J. Murray _____ Abstain _____</p>	<p style="text-align: center;">DocuSigned by: John Hardcastle 8982ADBE1B294F9...</p> <p style="text-align: right;">J. Hardcastle</p> <p style="text-align: center;">DocuSigned by: S. Mikhail 8CE5B1DD188544A...</p> <p style="text-align: right;">S. Mikhail</p> <p style="text-align: center;">DocuSigned by: Jasmina Radomirovic 2692D94F90CD442...</p> <p style="text-align: right;">J. Radomirovic</p>
---	--

Chairperson, Committee of Adjustment

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