

# Committee of Adjustment

## Decision for: CAV A/055/2021

Owner/Applicant	Agent	Location of Land
Praveen and Zina Rutnam 288 Wedgewood Drive Oakville ON L6J 4R8	Structured Creations Inc c/o Darren Sanger-Smith 1-2061 Maria Street Burlington ON L7R 0B5	PLAN 545 LOT 60 288 Wedgewood 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 variances(s):

No.	Zoning By-law Regulation RL1-0	Variance Request
1	<b>Section 5.8.4 c)</b> A driveway crossing a <i>flankage lot line</i> on a <i>corner lot</i> shall be located a minimum of 15.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> , measured along all points of the <i>driveway</i> .	To permit a <i>driveway</i> crossing a <i>flankage lot line</i> on a <i>corner lot</i> to be located a minimum of 12.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> , measured along all points of the <i>driveway</i> .
2	<b>Section 5.8.7 c)</b> 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>flankage lot line</i> .	To permit the attached <i>private garage</i> to project not more than 2.42 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>flankage lot line</i> .
3	<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> 1301.00 m <sup>2</sup> or greater shall be 29% (406.61 m <sup>2</sup> ); (Lot area is 1,402.10 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 34.92% (489.59 m <sup>2</sup> ).
4	<b>Section 6.4.6 c)</b> The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.30 metres.
5	<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 13.23 m -1.0 m = 12.23 m minimum).	To permit a <i>minimum front yard</i> of 10.06 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 No. 9 dated March 23, 2021 and elevation drawings No. 8 dated 01.03.21.

M. Telawski \_\_\_\_\_  
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S. Mikhail \_\_\_\_\_  
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Chairperson, Committee of Adjustment

J. Murray \_\_\_\_\_  
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DocuSigned by: John Hardcastle  
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I. Flemington \_\_\_\_\_  
DocuSigned by: Ian Flemington  
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H. McCrae \_\_\_\_\_  
DocuSigned by: Heather 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