

Committee of Adjustment -Amended

Decision for: CAV A/074/2022

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
NICOLA CIANCI JUDITH FURLONG-CIANCI 115 ROSEMARY LANE ANCASTER ON, L9G 2K4	JULIE ODANSKI DAVID SMALL DESIGNS 1405 CORNWALL RD UNIT UNIT 4 OAKVILLE ON, L5J 7T5	181 BURGUNDY DR PLAN 604 LOT 16

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	Table 4.3 (Row 3) The maximum encroachment into a minimum yard for eaves and gutters shall be 0.6 m.	To permit the maximum encroachment into a minimum front yard for the eaves and gutters to be 0.81 m.
3	Section 5.8.6 c) For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To permit the maximum <i>total floor area</i> for the <i>private garage</i> to be 66.33 square metres.
4	Section 6.4.2 a) (Row RL1, Column 3) The maximum <i>lot coverage</i> shall be 25% (348.38 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 1393.50 m ²).	To permit the maximum <i>lot coverage</i> to be 28.87% (402.30 m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
5	Section 6.4.3 a) The <i>minimum front yard</i> on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre; (Existing 13.98 m -1.0 m = 12.98 m minimum).	To permit a <i>minimum front yard</i> of 10.50 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 to the satisfaction of the Director of Planning; 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.

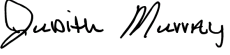
DocuSigned by:


 M. Telawski _____
 66F76251FCA647E...

DocuSigned by:

 J. Hardcastle _____
 8982ADBETB294F9...

I. Flemington _____ Absent

DocuSigned by:

 S. Mikhail _____
 0CE5B1DD188544A...

DocuSigned by:

 J. Murray _____
 3E89AC8E9D1242C...

DocuSigned by:

 J. Radomirovic _____
 2692D94F90CD442...
 Chairperson, Committee of Adjustment
 Assistant Secretary-Treasurer

Dated at the meeting held on May 3, 2022.

Last date of appeal of decision is May 23, 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