

# Committee of Adjustment

## Decision for: CAV A/080/2022-Amended

Owner/Applicant	Agent	Location of Land
Mr. Olusola & Mrs. Adesola Adeosun 8 Hawkridge Trail Brampton ON L6P 2T5	HDS Dwell Inc c/o Jason Huether 20 Gilmour Road Puslinch ON N0B 2J0	PLAN 969 LOT 10 147 Sparling Court 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 variance(s):

No.	Zoning By-law Regulation RL2-0	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 52.97 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 1022.00 m <sup>2</sup> and 1114.99 m <sup>2</sup> shall be 37% (388.22 m <sup>2</sup> ); (Lot area is 1049.25 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 37.71% (395.67 m <sup>2</sup> ).
3	<b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (262.31 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 27.78% for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .

The Committee of Adjustment considered the written submission 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 and elevation drawings to the satisfaction of the Director of Planning

M. Telawski \_\_\_\_\_  
DocuSigned by:  
*Michael Telawski*  
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\_\_\_\_\_ DocuSigned by:  
*John Hardcastle*  
8982ADBE1B294F9...

S. Mikhail \_\_\_\_\_  
DocuSigned by:  
*[Signature]*  
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Chairperson, Committee of Adjustment

\_\_\_\_\_ DocuSigned by:  
*Ian Flemington*  
E94D5CF9B2A34F2... I. Flemington

J. Murray \_\_\_\_\_ Absent \_\_\_\_\_

\_\_\_\_\_ DocuSigned by:  
*Heather McCrae*  
691F06CB76A1F9... H. McCrae  
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on May 17, 2022.

Last date of appeal of decision is June 06, 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.

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Heather McCrae, ACST  
Secretary-Treasurer