

Committee of Adjustment

Decision for: CAV A/081/2022

Owner/Applicant	Agent	Location of Land
Sanaa Hasbani 396 Winston Road Oakville ON L6L 4W5	Our Cool Blue Architects Inc c/o Tom Kolbasenko 213-450 Bronte Street Milton ON L9T 8T2	PLAN 579 LOT 97 448 Winston Road 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 RL3-0	Variance Request
1	Section 5.8.6 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 63.4 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	Section 6.4.1 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 743.00 m ² and 835.99 m ² shall be 40% (326.90 m ²); (Lot area is 817.26 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 43.90% (358.80 m ²).

The Committee of Adjustment considered the written submissions in opposition to the application in coming to this decision. 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 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 dated April 19, 2022 and elevation drawings dated April 8, 2022.

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M. Telawski Michael Telawski
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DocuSigned by:
John Hardcastle J. Hardcastle
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DocuSigned by:
S. Mikhail S. Mikhail
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Chairperson, Committee of Adjustment

DocuSigned by:
Ian Flemington I. Flemington
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J. Murray Absent

DocuSigned by:
Heather McCrae H. McCrae
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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.

Heather McCrae, ACST
Secretary-Treasurer