

Committee of Adjustment

Decision for: CAV A/105/2022

Owner (s)	Agent	Location of Land
LUIGI MANGIARDI 1306 CAMBRIDGE RD OAKVILLE ON, L6J 1S3	KURTIS VAN KEULEN HUIS DESIGN STUDIO 1A CONESTOGA DR BRAMPTON ON, L6Z 4N5	1335 AVON CRES PLAN 592 LOT 93

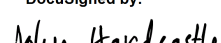
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance:

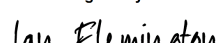
No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.6 b) For <i>detached dwellings</i> on lots having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 54.5 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .

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 dated December 14, 2021 and elevation drawings dated April 22, 2020; and
- That the approval expires (2) years from the date of the decision if a building permit has not been issued for the proposed construction, and in cases where a building permit is not required, that the proposed scope of work has not been fully completed;

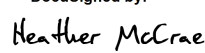
M. Telawski 
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 J. Hardcastle
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I. Flemington 
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 S. Mikhail
Chairperson, Committee of Adjustment
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J. Murray 
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 Heather McCrae
For J. Radomirovic Assistant Secretary-Treasurer
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Dated at the meeting held on July 5, 2022.

Last date of appeal of decision is July 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