

# Committee of Adjustment

## Decision for: CAV A/108/2022

Owner (s)	Agent	Location of Land
KAREEM FARES 176 WOODHAVEN PARK DR OAKVILLE ON, L6L 4K6	JASON HUETHER HDS DWELL INC 20 GILMOUR RD PUSLINCH ON, N0B 2J0	176 WOODHAVEN PARK DR PLAN 669 LOT 186

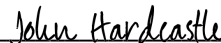
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance(s):


No.	Zoning By-law Regulation	Variance Request
1	<b>Section 6.4.1</b> The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a lot area between 1115.00 m <sup>2</sup> and 1207.99 m <sup>2</sup> shall be 35% (400.07 m <sup>2</sup> ); (Lot area is 1143.07 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 35.45% (405.24 m <sup>2</sup> ).
2	<b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (285.76 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 28.34% (323.95 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .

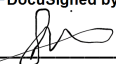
The Committee of Adjustment considered all written submissions in opposition to and support of the application. Notwithstanding, the Committee is of the opinion that the variances are considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

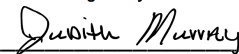
- That the development proceed in general accordance with the drawings submitted with the application; and
- That the approval expires (2) years from the date of the decision if a building permit has not been issued for the proposed construction, and in cases where a building permit is not required, that the proposed scope of work has not been fully completed;

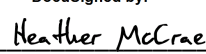
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I. Flemington DocuSigned by:  
  
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 S. Mikhail  
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Chairperson, Committee of Adjustment

J. Murray DocuSigned by:  
  
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 Heather McCrae  
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For J. Radomirovic Assistant Secretary-Treasurer

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.

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Jasmina Radomirovic  
Assistant Secretary-Treasurer