

# Committee of Adjustment

## Decision for: CAV A/077/2022

Owner (s)	Agent	Location of Land
57TH STREET ENTERPRISES LTD. C/O ROBERTO ALVARADO 601 EDGELEY BLVD UNIT 4 CONCORD ON, L4K 4G2	TOMASZ GORAL 720 KING ST W #411 TORONTO ON, M5V 3S5	41 GLENMANOR DR PLAN 776 LOT 43

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>Table 4.3 (Row 7)</b> The maximum encroachment into a <i>minimum yard</i> for window wells with a maximum width of 1.8 metres shall be 0.6m.	To permit the maximum encroachment into the <i>minimum front yard</i> for the window well with a maximum width of 3.15metres to be 0.89m.
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 743.00 m <sup>2</sup> and 835.99 m <sup>2</sup> shall be 40% (334.27m <sup>2</sup> ); (Lot area is 835.67m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 42% (350.99m <sup>2</sup> ).

The Committee of Adjustment considered all written and oral 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 dwelling be built in general accordance with the submitted site plan and elevation drawings dated May 30, 2022; 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 \_\_\_\_\_  
DocuSigned by:  
*Michael Telawski*  
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\_\_\_\_\_ J. Hardcastle  
DocuSigned by:  
*John Hardcastle*  
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I. Flemington \_\_\_\_\_  
DocuSigned by:  
*Ian Flemington*  
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\_\_\_\_\_ S. Mikhail  
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*S. Mikhail*  
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Chairperson, Committee of Adjustment

J. Murray \_\_\_\_\_  
DocuSigned by:  
*Jessica Murray*  
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\_\_\_\_\_ For J. Radomirovic Assistant Secretary-Treasurer  
DocuSigned by:  
*Heather McCrae*  
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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