

Committee of Adjustment

Decision for: CAV A/113/2022

Owner/Applicant	Agent	Location of Land
5035024 Ontario Inc c/o John Huw Thomas 276 Gloucester Avenue Oakville ON L6J 3W9	Batory Management c/o Paul Demczak 655 Annland Street Pickering ON L1W 1A9	PLAN 435 LOT 21 216 Forestwood Drive 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 with a detached private garage on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation RL1-0	Variance Request
1	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> 1301.00 m ² or greater shall be 29% (419.72 m ²); (Lot area is 1447.3 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 31.49% (455.7m ²).
2	Section 6.4.2 a) (Row RL1, Column 3) The maximum <i>lot coverage</i> shall be 25% (361.83m ²) 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 26.08% (377.4m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
3	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.3 metres.
4	Section 6.5.2 c) The maximum <i>height</i> for any <i>accessory building</i> or <i>structure</i> shall be 4.0 metres measured from <i>grade</i> .	To permit a maximum <i>height</i> for the <i>accessory building</i> to be 4.98 metres measured from <i>grade</i> .

The Committee of Adjustment considered the written and oral submissions in opposition to and in support of 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 and elevation drawings dated May 2, 2022 and that the elevation drawings will exclude the cupola on the accessory structure.

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M. Telawski Michael Telawski
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John Hardcastle J. Hardcastle
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S. Mikhail [Signature]
Chairperson, Committee of Adjustment

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Ian Flemington I. Flemington
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J. Murray [Signature]
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Heather McCrae H. McCrae
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on July 19, 2022.

Last date of appeal of decision is August 08, 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