Committee of Adjustment Decision for: CAV A/114/2022

Owner/Applicant	Agent	Location of Land
James Ash and Kerstin	Glen Schnarr & Associates Inc	PLAN 113 LOT 268
Baker-Ash	c/o Stephanie Matveeva	189 Watson Avenue
189 Watson Avenue	700-10 Kingsbridge Garden Circle	Town of Oakville
Oakville ON L6J 3T9	Mississauga ON L5R 3K6	

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 proposing the following variance(s):

No.	Zoning By-law Regulation RL3-0 SP 10	Variance Request
1	Section 6.4.1 The maximum residential floor area	To permit the maximum residential floor area
	ratio for a detached dwelling on a lot with a lot	ratio for the detached dwelling to be 46.8% (311.72
	area between 650.00 m ² and 742.99 m ² shall be	m²).
	41% (273.25 m ²); (Lot area is 666.46 m ²).	
2	Section 15.10.1 c) The maximum lot	To permit the maximum <i>lot coverage</i> for a
	coverage for a dwelling having two storeys	<i>dwelling</i> having two <i>storeys</i> to be 27.6 %
	shall be 19 % (126.63 m ²).	(183.91 m ²).
3	Section 15.10.1 e) The minimum interior	To permit the minimum (southerly) interior side
	side yard for a detached dwelling having two	yard for a detached dwelling having two storeys
	storeys and an attached private garage shall	and an attached <i>private garage</i> to be 1.72 m.
	be 1.8 m on both sides.	

The Committee of Adjustment considered the written submissions in support of the application in coming to this decision. 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 submitted with the application on May 6, 2022.

M. Telawski	DocuSigned by: Michael Telawski 66F76251FCA647E	John HardrastleJ. 8982ADBE1B294F9	. Hardcastle
S. Mikhail	ocuSigned by: 外 怀怀啊吧她爸爸将Adjustment	DocuSigned by: [an_Flumingfon_1] E94D5CF9B2A34F2	. Flemington
J. Murray	-DocuSigned by: Julith Murrhy -3E89AC8E9D1242C	DocuSigned by: Henther McCrne SecretansofDecasurer, Committee of Adju	_ H. McCrae

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 **<u>FINAL</u>** 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

