

# Committee of Adjustment

## Decision for: CAV A/133/2022

| Owner/Applicant   | Agent  | Location of Land   |
|---|--|--|
| Patrick Shallow<br>401 Wedgewood Drive<br>Oakville ON L6J 4S3 | Keystone Home Designs<br>c/o Gerardo Castillo<br>251 North Service Road<br>Oakville ON L6M 3E7 | PLAN 628 LOT 72<br>401 Wedgewood Drive<br>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 and cabana on the subject property proposing the following variance(s):

| No. | Zoning By-law Regulation RL2-0   | Variance Request  |
|-----|--|---|
| 1   | <b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (271.52m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; ( Lot area is 1086.09m <sup>2</sup> ). | To permit the maximum <i>lot coverage</i> to be 27.32% (296.73m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</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 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 April 26, 2022.

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M. Telawski Michael Telawski  
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John Hardcastle Hardcastle  
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S. Mikhail S. Mikhail  
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Absent \_\_\_\_\_ I. Flemington

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J. Murray J. Murray  
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Heather McCrae H. McCrae  
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Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on August 16, 2022.

Last date of appeal of decision is September 05, 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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Heather McCrae, ACST  
Secretary-Treasurer