

Committee of Adjustment

Decision for: CAV A/136/2022

Owner/Applicant	Agent	Location of Land
Adeel Khan & Jenny Liu 279 Sixteen Mile Drive Oakville ON L6M 0V8	Ruth Victor & Associates c/o Len Radomski P.O. Box 575 Waterdown ON L0R 1R0	CON 4 SDS PT LOT 33 3308 Lakeshore Road West 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 on the subject property proposing the following variances:

No.	Zoning By-law Regulation RL2-0	Variance Request
1	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 57.78 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	Section 5.8.7 c) Attached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .	To permit the attached <i>private garage</i> to project not more than 11.72 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .
3	Section 6.4.3 a) The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 23.86 m - 1.0 m = 22.86 m minimum).	To permit a <i>minimum front yard</i> of 20.87 metres.
4	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.23 metres.

No written or oral submissions from the public were received. 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 development be constructed in general accordance with the final approved Site Plan to the satisfaction of the Director of Planning Services.

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M. Telawski Michael Telawski
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DocuSigned by:
S. Mikhail S. Mikhail
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Chairperson, Committee of Adjustment

DocuSigned by:
J. Murray Joan Murray
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DocuSigned by:
John Hardcastle J. Hardcastle
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Absent _____ I. Flemington

DocuSigned by:
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.

Heather McCrae, ACST
Secretary-Treasurer