

Committee of Adjustment

Decision for: CAV A/139/2022-Amended

Owner/Applicant	Agent	Location of Land
Brett Farren 1-5090 Orbitor Drive Mississauga ON L4W 4Z4	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 1111 LOT 2 64 Cox 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 on the subject property proposing the following variances:

No.	Zoning By-law Regulation RL1-0	Variance Request
1	Table 6.3.1 (Row 9, Column RL1) The maximum <i>dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 21.12 m.
2	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> 1301.00 m ² or greater shall be 29% (494.33 m ²); (Lot area is 1704.57 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 29.44% (501.83 m ²).
3	Section 6.4.3 a) The <i>minimum front yard</i> on all lots shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 20.58 m – 1.0 m = 19.58 m minimum).	To permit a <i>minimum front yard</i> of 18.99 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 9.28 metres.

The Committee of Adjustment considered the oral submissions in opposition to 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 elevation drawings dated July 7, 2022 and Site Plan to the satisfaction of the Director of Planning.

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M. Telawski Michael Telawski
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John Hardcastle J. Hardcastle
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S. Mikhail S. Mikhail
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Absent _____ I. Flemington

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J. Murray Joan 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.

Heather McCrae, ACST
Secretary-Treasurer