

Committee of Adjustment

Decision for: CAV A/118/2022-Revised

Owner/Applicant	Agent	Location of Land
Mandeep Grewal & Anita Singh 1276 Cambridge Drive Oakville ON L6J 1S1	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 1008 LOT 26 1276 Cambridge 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 variance(s):

No.	Zoning By-law Regulation RL1-0 & N	Variance Request
1	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a lot area 1301.00 m ² or greater shall be 29% (404.12m ²); (Lot area is 1389.7 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 29.83% (414.6 m ²).
2	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 15.36m -1.0 m = 14.36m minimum).	To permit a <i>minimum front yard</i> of 8.84 metres.
3	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.97 metres.

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 dated May 25, 2022.

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

J. Murray Absent

DocuSigned by:
John Hardcastle J. Hardcastle
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DocuSigned by:
Ian Flemington I. Flemington
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DocuSigned by:
Heather McCrae H. McCrae
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on September 13, 2022.

Last date of appeal of decision is October 03, 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