Committee of Adjustment

Decision for: CAV A/148/2022

Owner/Applicant	Agent	Location of Land
Garnet Peirson	HDS Dwell Inc	PLAN 1162 LOT 41
1314 Langdale Crescent	c/o Jason Huether	1314 Langdale Crescent
Oakville ON L6H 2K8	20 Gilmour Road	Town of Oakville
	Puslinch ON N0B 2J0	

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:

No.	Zoning By-law Regulation RL7-0	Variance Request
1	Section 6.4.1 The maximum residential floor	To permit the maximum residential floor area
	area ratio for a detached dwelling on a lot	ratio for the detached dwelling to be 42.28%
	with a <i>lot area</i> between 650.00 m ² and	(301.96 m ²).
	742.99 m ² shall be 41% (292.82 m ²); (Lot	, ,
	area is 714.19 m ²).	

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 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 February 15, 2022.

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M. Telawski Michael Telawski	John KardeastleJ. Hardcastle
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S. Mikhail	lan FlumingtonI. Flemington
Chairperson, Committee ያቸልተያህstment	E94D5CF9B2A34F2
	DocuSigned by:
J. MurrayAbsent	Heather McCrae H. McCrae
	Secretary Treas ure ரி £ காளர்க்க 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 <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

