

Committee of Adjustment

Decision for: CAV A/160/2022

Owner (s)	Agent	Location of Land
RANDI MILANI CAMILLO MILANI 63 VERONICA DR MISSISSAUGA ON, L5G 2B1	PAUL DEMCZAK BATORY MANAGEMENT 655 ANNLAND ST PICKERING ON, L1W 1A9	1538 BAYVIEW RD PLAN 358 LOT 26

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance(s):

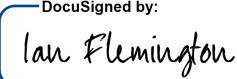
No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.4 b) a <i>driveway</i> shall be located a minimum of 15.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> or where the <i>lot lines</i> do not intersect the point of intersection of the projection of the <i>front</i> and <i>flankage lot lines</i> , measured at the point of where the driveway crosses the <i>front</i> or <i>flankage lot line</i> .	To permit a driveway to be located 12.39m away from the point of intersection between the <i>front lot line</i> and <i>flankage lot line</i> .
2	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 63.83 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
3	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 9.29 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> .
4	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a <i>lot</i> with a <i>lot area</i> 1301.00 m ² or greater shall be 29% (414.12 m ²); (Lot area is 1,428.00 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 31.07% (443.72 m ²).
5	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 15.96 m -1.0m = 14.96 m minimum).	To permit a <i>minimum front yard</i> of 9.00 metres.
6	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.96 metres.


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:

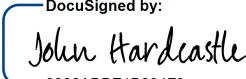
- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated 7th July 2022 ; and
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

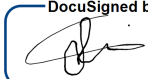
M. Telawski DocuSigned by:

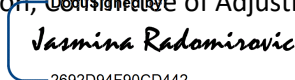
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I. Flemington DocuSigned by:

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J. Murray DocuSigned by:

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DocuSigned by:

 8982ADBE1B294F9... J. Hardcastle

DocuSigned by:

 0CE6B1DD188544A... S. Mikhail

Chairperson, Committee of Adjustment
DocuSigned by:

 2692D94E90CD442... J. Radomirovic
 Assistant Secretary-Treasurer

Dated at the meeting held on October 4, 2022.

Last date of appeal of decision is October 24, 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.

Jasmina Radomirovic
 Assistant Secretary-Treasurer