

Committee of Adjustment

Decision for: CAV A/157/2022

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
SANDRA COVELLI 71 BIRCH HILL LANE OAKVILLE ON, L6K 2P1	DANIEL VENTURUZZO VERUS DESIGN INC. 91 SKYWAY AVE TORONTO ON, M9W 6R5	71 BIRCH HILL LANE PLAN 546 LOT 5

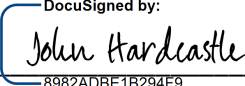
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Denied** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance(s):


No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.6 c) For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To permit the maximum total floor area for the private garage to be 62.2 square metres.
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29% (404.58 m ²); (Lot area is 1395.12 m ²).	To permit the maximum residential floor area ratio for the detached dwelling to be 29.15% (406.70 m ²).
3	Section 6.4.3 a) The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre; (Existing 13.70 m -1.0 m = 12.70 m minimum).	To permit a minimum front yard of 12.19 metres. .
4	Section 6.4.6 c) The maximum height shall be 9.0 metres.	To permit a maximum height of 10.9 metres.

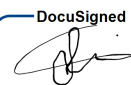
No written or oral submissions from the public were received. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

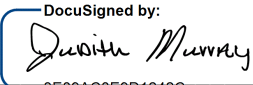
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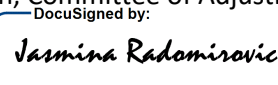
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 8982ADBE1B294F9... J. Hardcastle

I. Flemington DocuSigned by:

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 0CE5B1DD188544A... S. Mikhail

J. Murray DocuSigned by:

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 2692D94F90CD442... 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