

# Committee of Adjustment

## Decision for: CAV A/082/2022

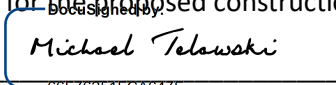
<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
RAKESH CHADHA SONIA CHADHA 1188 CAREY RD OAKVILLE ON, L6J 2E4	JASON HUETHER HDS DWELL INC. 20 GILMOUR RD PUSLINCH ON, N0B 2J0	1188 CAREY RD PLAN 1201 LOT 2

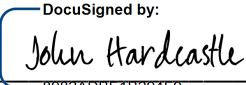
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances:

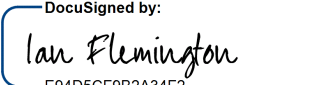
No.	Zoning By-law Regulation	Variance Request
1	<b>Section 5.8.6 c)</b> For <i>lots</i> located within the Residential Low (RL1) <i>Zone</i> the maximum total <i>floor area</i> for a <i>private garage</i> shall be 56.0 square metres.	To permit the maximum <i>total floor area</i> for the <i>private garage</i> to be 62.62 square metres.
2	<b>Table 6.3.1 (Row 9, Column RL1)</b> The maximum <i>dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 26.28 m.
3	<b>Section 6.4.1</b> 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 <sup>2</sup> or greater shall be 29% (446.06 m <sup>2</sup> ); (Lot area is 1538.15 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 30.67% (471.75 m <sup>2</sup> ).
4	<b>Section 6.4.3 a)</b> 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 20.06 m -1.0 m = 19.06 m minimum).	To permit a <i>minimum front yard</i> of 9.42 metres.
5	<b>Section 6.4.6 c)</b> The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.44 metres.

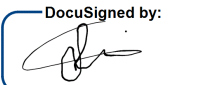
No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

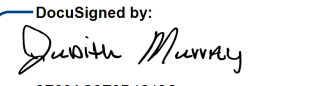
- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated August 5, 2022; and
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

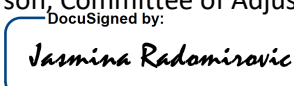
M. Telawski \_\_\_\_\_  
  
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DocuSigned by:  
  
 8982ADBE1B294F9... J. Hardcastle

I. Flemington \_\_\_\_\_  
  
 E04D56CF0B2A34F2...

DocuSigned by:  
  
 0CE5B1DD188544A... S. Mikhail

J. Murray \_\_\_\_\_  
  
 3E89AC8E9B4242C...

Chairperson, Committee of Adjustment  
 DocuSigned by:  
  
 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