

# Committee of Adjustment

## Decision for: CAV A/184/2022

Owner/Applicant	Agent	Location of Land
Surinder & Dalbir Basra 142 Digby Road Oakville ON L6J 6B8	Bayview Design Group c/o Harrison (Ted) Loxton 397 Exmouth Street Sarnia ON N7T 5N8	PLAN 542 LOT 16 169 Pinehurst 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 **Denied** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances:

No.	Zoning By-law Regulation RL1-0	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 <i>total 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 56.34 square metres.
2	<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% (410.86 m <sup>2</sup> ); (Lot area is 1416.77 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 34.12% (483.40 m <sup>2</sup> ).
3	<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 10.00 metres.

The Committee of Adjustment considered the written and oral submissions in opposition to and in support of the application in coming to this decision. Notwithstanding, 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.

M. Telawski \_\_\_\_\_  
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**Michael Telawski**  
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\_\_\_\_\_ Hardcastle  
 DocuSigned by:  
**John Hardcastle**  
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S. Mikhail \_\_\_\_\_  
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**S. Mikhail**  
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 Chairperson, Committee of Adjustment

\_\_\_\_\_ I. Flemington  
 DocuSigned by:  
**Ian Flemington**  
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\_\_\_\_\_ H. McCrae  
 DocuSigned by:  
**Heather McCrae**  
 Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on November 15, 2022.

Last date of appeal of decision is December 05, 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.

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 Heather McCrae, ACST  
 Secretary-Treasurer