

Committee of Adjustment

Decision for: CAV A/202/2022

Owner/Applicant	Agent	Location of Land
Rachel Jean 222 Burgundy Drive Oakville ON L6J 4G1	John Willmott Architect Inc c/o Emelie Vea 3-594 Chartwell Road Oakville ON L6J 4A5	PLAN 604 LOT 7 222 Burgundy 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 **Approved** 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	Table 4.3 (Row 7) The maximum encroachment into a <i>minimum yard</i> for window wells with a maximum width of 1.8 metres shall be 0.6m.	To permit the maximum encroachment into the <i>minimum front yard</i> for the window well with a maximum width of 2.29 metres to be 0.60m.
2	Section 6.4.2 a) (Row RL1, Column 3) The maximum <i>lot coverage</i> shall be 25% (350.70 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 1402.78 m ²).	To permit the maximum <i>lot coverage</i> to be 27.33% (383.38 m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
3	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 12.94 m -1.0 m = 11.94 m minimum).	To permit a <i>minimum front yard</i> of 11.28 metres.

No written or oral submissions from the public were received. The Committee is of the opinion that the variances are 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, floor plans and elevations dated Sept. 29, 2022.

DocuSigned by:
M. Telawski Michael Telawski
Chairperson, Committee of Adjustment

S. Mikhail _____ Absent _____

DocuSigned by:
John Hardcastle J. Hardcastle
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DocuSigned by:
Ian Flemington I. Flemington
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DocuSigned by:
Heather McCrae H. McCrae
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on December 13, 2022.

Last date of appeal of decision is January 02, 2023.

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.

Heather McCrae, ACST
Secretary-Treasurer