

Committee of Adjustment

Decision for: CAV A/203/2022-Amended

Owner/Applicant	Agent	Location of Land
Yusef Yenilmez 142 Wolfdale Avenue Oakville ON L6L 4S1	SGL Planning & Design c/o Graham Barrett 1547 Bloor Street West Toronto ON M6P 1A5	PLAN 1005 LOT 4 142 Wolfdale Avenue 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 variance(s):

No.	Zoning By-law Regulation RL1-0	Variance Request
1	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a lot area 1301.00 m ² or greater shall be 29% (434.02 m ²); (Lot area is 1496.64 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 32.82% (491.18 m ²).
2	Section 6.4.5 Balconies are prohibited above the floor level of the first storey on any lot in the -0 Suffix Zone.	To permit a balcony above the floor level of the first storey.

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

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
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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