

# Committee of Adjustment

## Decision for: CAV A/197/2022

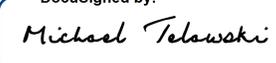
Owner (s)	Agent	Location of Land
PRZEMYSŁAW GUZY 554 WINGROVE CRES OAKVILLE ON, L6L 4R6	N/A	554 WINGROVE CRES PLAN 682 LOT 101

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 variance(s):

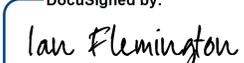
No.	Zoning By-law Regulation	Variance Request
1	<b>Section 5.8.6 b)</b> For <i>detached dwellings</i> on lots having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 55.75 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	<b>Section 5.8.7 c)</b> Attached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i>	To permit the attached <i>private garage</i> to project not more than 2.15 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> .
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> between 743.00 m <sup>2</sup> and 835.99 m <sup>2</sup> shall be 40% (323.55 m <sup>2</sup> ); (Lot area is 808.88 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 42.00% (339.7 m <sup>2</sup> ).

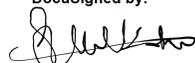
The Committee of Adjustment considered concerns from the public. Notwithstanding, the Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

- That the proposed two-storey dwelling be built in general accordance with the submitted site plan and elevation drawings dated November 11, 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 \_\_\_\_\_  
DocuSigned by:  
  
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\_\_\_\_\_ DocuSigned by:  
  
8082ADBE1B204F9... J. Hardcastle

I. Flemington \_\_\_\_\_  
DocuSigned by:  
  
E94D5CF9B2A34F2...

\_\_\_\_\_ DocuSigned by:  
  
0CE5B1DD188544A... S. Mikhail

Chairperson, Committee of Adjustment  
 \_\_\_\_\_ DocuSigned by:  
  
2692D94F80CD442... J. Radomirovic  
 Assistant Secretary-Treasurer

Dated at the meeting held on November 29, 2022.  
 Last date of appeal of decision is December 19, 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