

# Committee of Adjustment

## Decision for: CAV A/138/2022-Revised

| Owner/Applicant   | Agent  | Location of Land  |
|---|--|---|
| Roman Boyko<br>741 Bloor Street<br>Mississauga ON L4Y 2M7 | Guitberg Group Inc<br>c/o Victor Guitberg<br>33 Belvedere Crescent<br>Richmond Hill ON L4C 8W1 | PLAN 536 LOT 71<br>1527 Constance Drive<br>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 the construction of a two-storey detached dwelling on the subject property proposing the following variance:

| No. | Zoning By-law Regulation RL3-0   | Variance Request  |
|-----|--|---|
| 1   | <b>Section 6.4.1</b> The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 650.00 m <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41% (286.02 m <sup>2</sup> ); (Lot area is 697.60 m <sup>2</sup> ). | To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 44.95% (313.57 m <sup>2</sup> ). |

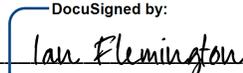
No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

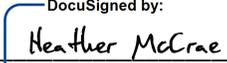
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the dwelling be built in general accordance with the submitted site plan, floor plans and elevations dated June, 2022.

DocuSigned by:  
  
 M. Telawski  
 Chairperson, Committee of Adjustment

S. Mikhail Absent

DocuSigned by:  
  
 J. Hardcastle  
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DocuSigned by:  
  
 I. Flemington  
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DocuSigned by:  
  
 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