

Committee of Adjustment

Decision for: CAV A/189/2022

Owner/Applicant	Agent	Location of Land
Muhammad & Fahmida Alam 606 Lakeshore Road West Oakville ON L6K 1G5	Batory Management c/o Paul Demczak 655 Annland Street Pickering ON L1W 1A9	PLAN M18 LOT 27 2036 Water's Edge 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 RL9 sp:58	Variance Request
1	Table 4.3 (Row 7) The maximum encroachment into a <i>minimum yard</i> for window well with a maximum width of 1.8 metres shall be 0.6 metres.	To permit a maximum encroachment of 0.60 m into the <i>minimum side yard</i> for a window well with a maximum width of 5.58 metres.
2	Section 4.6.5. d) The maximum dimensions of the roof opening for the skylight shall be 2.4 metres in length and 2.4 metres in width.	To permit a maximum roof opening of 1.17 metres by 3.05 metres for a skylight.
3	Section 5.8.2 c) ii) The maximum width of a <i>driveway</i> shall be 9.0 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.	To permit the maximum width of the <i>driveway</i> to be 10.77 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.
4	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> 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 60.62 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .

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 with the submitted site plan and elevation drawings dated September 23, 2022.

M. Telawski _____
DocuSigned by:
Michael Telawski
66F76251FCA647E...

_____ J. Hardcastle
DocuSigned by:
John Hardcastle
8982ADBE1B294F9...

S. Mikhail _____
Abstained
Chairperson, Committee of Adjustment

_____ Ian Flemington
DocuSigned by:
Ian Flemington
E94D5CF9B2A34F2...
_____ Heather McCrae
DocuSigned by:
Heather McCrae
704E80B0761C78
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.

Heather McCrae, ACST
Secretary-Treasurer