

Committee of Adjustment

Decision for: CAV A/164/2022

Owner/Applicant	Agent	Location of Land
Perano Residences Ltd 8700 Dufferin Street Vaughan ON L4K 4S6	Glen Schnarr and Associates Inc c/o Jim Levac 700-10 Kingsbridge Garden Circle Mississauga ON L5R 3K6	PLAN M1085 PT BLK 393 RP 20R21933 PARTS 1 4 6 8 10 AND 11 509 Dundas Street West 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 9 storey apartment building on the subject property proposing the following variance(s):


No.	Zoning By-law Regulation DUC-8	Variance Request
1	Section 5.4.1.3 Each required <i>parking space</i> in a <i>parking garage</i> or <i>parking lot</i> shall have a width of not less than 2.6 metres and a length of not less than 5.2 metres.	To permit the width of the visitor <i>parking space</i> to be 2.58 metres.
2	Section 5.4.1.3 Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the stall shall be increased by 0.3m for each side that is obstructed; (minimum width 2.90m).	To permit <i>parking space</i> for unit 73 to have a width of 2.88 metres.
3	Section 5.4.1.3 Obstructions within 1.15m of either stall end do not require an increase in stall width.	To permit <i>parking space</i> for unit 2 to have an obstruction length of 1.86 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 parking spaces be built in general accordance with the submitted site plans and photos submitted with the application dated June 20, 2022.
- In cases where an agreement of purchase and sale has been entered into, that the Owner agree to notify the beneficial owner of unit 2 & 73 of the substandard parking spaces, and of the minor variance approval, to the satisfaction of the Director of Planning Services.
- That the Owner apply for a note to file and update the approved parking plans in relation to the approved site plan (SP.1320.005/01), and that plan submitted in support of plan of condominium application 24CDM-21006/1320 be amended to identify the revised dimensions of the visitor parking space, unit 2 and unit 73, subject to this minor variance approval, to the satisfaction of the Director of Planning Services.

M. Telawski _____ Conflict _____

DocuSigned by:

 J. Hardcastle
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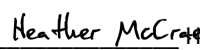
S. Mikhail _____
Chairperson, Committee of Adjustment

DocuSigned by:



_____ Absent _____ I. Flemington

DocuSigned by:

 Heather McCrae

Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on October 18, 2022.

Last date of appeal of decision is November 07, 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