

Committee of Adjustment

Decision for: CAV A/165/2022

Owner/Applicant	Agent	Location of Land
Harbhagat Gakhal and Harjot Gakhal 247 Tweedsdale Crescent Oakville ON L6L 4P8	Glen Schnarr & Associates Inc c/o Stephanie Matveeva 700-10 Kingsbridge Garden Circle Mississauga ON L5R 3K6	PLAN 709 LOT 40 247 Tweedsdale Crescent 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 **Denied** 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 RL2-0	Variance Request
1	Table 6.3.1 (Row 5, Column RL2) The <i>minimum interior side yard</i> shall be 2.4 m.	To permit a <i>minimum</i> (northerly) <i>interior side yard</i> of 1.83 m.
2	Section 6.4.1 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 1022.00 m ² and 1114.99 m ² shall be 37% (394.44 m ²); (Lot area is 1066.06 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 40.35% (430.15 m ²).
3	Section 6.4.2 a) (Row RL2, Column 3) The maximum <i>lot coverage</i> shall be 25% (266.51 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> .	To permit the maximum <i>lot coverage</i> to be 31.84% (339.43 m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
4	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.26 metres.

No written or oral submissions from the public were received. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

DocuSigned by:
Michael Telawski
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M. Telawski _____

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

DocuSigned by:
S. Mikhail
Chairperson, Committee of Adjustment

S. Mikhail _____

Absent _____ I. Flemington

DocuSigned by:
Heather McCrae H. McCrae
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_____ H. 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