

Committee of Adjustment

Decision for: CAV A/166/2022

Owner/Applicant	Agent	Location of Land
Michelle & Thomas Whelan 158 Snowbridge Way Blue Mountains ON L9Y 0V1	Keeren Design Inc c/o Joris Keeren 31-11 Bronte Road Oakville ON L6L 0E1	PLAN 619 LOT 32 534 Maplehurst Avenue 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 variance(s):

No.	Zoning By-law Regulation RL3-0	Variance Request
1	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 49.0 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
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 650.00 m ² and 742.99 m ² shall be 41% (290.02 m ²); (Lot area is 707.36 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 43.3% (306.28 m ²).

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 dwelling be built in general accordance with the submitted site plan and elevation drawings dated August 30, 2022.

DocuSigned by:
M. Telawski Michael Telawski
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John Hardcastle J. Hardcastle
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DocuSigned by:
S. Mikhail [Signature]
Chairperson, Committee of Adjustment

Absent _____ I. Flemington

DocuSigned by:
Heather McCrae 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