

# Committee of Adjustment

## Decision for: CAV A/086/2024


Owner/Applicant	Agent	Location of Land
Fernbrook Crystal (UGAW) Inc c/o Crystal Homes	Fernbrook Crystal (UGAW) Inc c/o Crystal Homes-Muaadh Solomah 2220 Highway No. 7 West Unit 5 Concord ON L4K 1W7	CON 1 SDS PT LOT 30 RP 20R13962 PT PART 1 2333 Khalsa Gate Town of Oakville

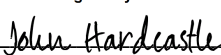
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the reduction of the parking space dimensions located within the underground parking for the condominium apartment development on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1	<b>Section 5.2.3 a)</b> The minimum width of a parking space not located in a private garage shall be 2.7 metres.	To reduce the minimum width for parking space unit 188 to 2.67 metres.
2	<b>Section 5.2.3 a)</b> The minimum width of a parking space not located in a private garage shall be 2.7 metres.	To reduce the minimum width for parking space unit 341 to 1.80 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 parking spaces Unit 188 and Unit 341 be permitted in general accordance with the site plan and draft plan of condominium plans submitted with the application.
- That the Owner agrees to place a notification in all offers of purchase and sale (or an equivalent) advising prospective purchasers that parking spaces Unit 188 and Unit 341 are deficient in size and may not be suitable for all vehicles types.
- That the owner provide confirmation that the wording of condominium declaration has been updated to specifically identify all substandard parking spaces to the satisfaction of the Town.
- That the approval expires two (2) years from the date of the decision if the Draft Plan of Condominium application is not approved.

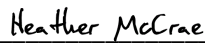
DocuSigned by:  
  
 M. Telawski  
 Chairperson, Committee of Adjustment

DocuSigned by:  
  
 J. Hardcastle

S. Mikhail Absent

Absent L. You

DocuSigned by:  
  
 S. Dickie

DocuSigned by:  
  
 H. McCrae  
 Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on May 29, 2024.

Last date of appeal of decision is June 18, 2024.

**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