

# Committee of Adjustment

## Decision for: CAV A/098/2024

Owner/Applicant	Agent	Location of Land
Xin Guo and Christopher Hawley	Harper Dell & Associates Inc c/o Nicholas H. Dell 1370 Hurontario Street Mississauga ON L5G 3H4	PLAN 175 PT LOT 41 295 Morden Road 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 to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.7 c)</i> Attached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To increase the attached private garage to projection to 2.16 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
2	<i>Table 6.3.1 (Row 4, Column RL3)</i> The minimum flankage yard shall be 3.50 m.	To reduce the minimum flankage yard setback to 2.41 m to the uncovered platform.
3	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41%.	To increase the maximum residential floor area ratio to 43.90%.
4	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.20 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 dwelling be built in general accordance with the submitted site plan and elevation drawings dated April 18, 2024.
- 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.

M. Telawski \_\_\_\_\_ Absent \_\_\_\_\_

DocuSigned by:

*John Hardcastle*

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\_\_\_\_\_ J. Hardcastle

S. Mikhail \_\_\_\_\_  
Chairperson, Committee of Adjustment

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*Shery Mikhail*

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DocuSigned by:

*Lynsey You*

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\_\_\_\_\_ L. You

S. Dickie \_\_\_\_\_

DocuSigned by:

*Stuart Dickie*

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*Jasmina Radomirovic*

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\_\_\_\_\_ J. Radomirovic

Assistant Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on June 26, 2024.

Last date of appeal of decision is July 16, 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.

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Jasmina Radomirovic  
Assistant Secretary-Treasurer