

# Committee of Adjustment

## Decision for: CAV A/111/2024

Owner/Applicant	Agent	Location of Land
Black Ink Designs c/o Jeremy Zegers	Black Ink Designs c/o Jeremy Zegers Black Ink Designs 5046 Wellington Rd 125 Erin ON, CANADA L7J 2L9	252 Tweedsdale Cres PLAN 709 LOT 68

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 to Zoning By-law 2014-014:

No.	Current	Proposed
1	<b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (264.10 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> ; (Lot area is 1056.4 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> to be 29.5% (295.8 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
2	<b>Section 5.8.6 b)</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 50.25 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .

No written or oral submissions from the public were received. The Committee is of the opinion that the variance is 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:

- The dwelling be constructed in general accordance with the submitted site plan dated April 11, 2024, and elevation drawings dated May 27, 2024; and
- 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 \_\_\_\_\_  
 Signed by: Michael Telawski  
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\_\_\_\_\_ J. Hardcastle  
 Signed by: John Hardcastle  
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S. Mikhail \_\_\_\_\_  
 Signed by: Shery Mikhail  
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 Chairperson, Committee of Adjustment

\_\_\_\_\_ L. You  
 DocuSigned by: Lynsey You  
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S. Dickie \_\_\_\_\_  
 Signed by: Stuart Dickie  
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\_\_\_\_\_ J. Ulcar  
 Signed by: J. Ulcar  
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 Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on August 07, 2024.

Last date of appeal of decision is August 27, 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.

\_\_\_\_\_  
 Jennifer Ulcar  
 Secretary-Treasurer