

Committee of Adjustment

Decision for: CAV A/174/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
SILK WESTERNS CORPORATION	N/A	PLAN M1183 PT BLK 382 RP 20R21569 PART 1 AND RP 20R22324 PART 1 412 Silver Maple Rd 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 permit the reduction of the parking space dimensions located in the underground parking for the condominium apartment development on the subject property proposing the following variance(s) to Zoning By-law 2009-189:

No.	Current	Proposed
1	<p>Section 5.4.1.3 Each required parking space in a parking garage or parking lot shall have a width of not less than 2.6 metres and a length of not less than 5.2 metres.</p> <p>Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the stall shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in stall width.</p>	<p>To reduce the minimum width of the following parking spaces:</p> <p><u>P1(level A)</u></p> <p>Unit 54 - 2.52m Unit 55 - 2.55m Unit 58 - 2.57m</p> <p><u>P2(Level B)</u></p> <p>Unit 58 - 2.53m Unit 59 - 2.56m</p>
2	<p>Section 5.4.1.3 Each required parking space in a parking garage or parking lot shall have a width of not less than 2.6 metres and a length of not less than 5.2 metres.</p> <p>Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the stall shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in stall width. In this instance, the minimum width is 2.9m.</p>	<p>To reduce the minimum width of the following parking spaces abutting a wall or obstruction:</p> <p><u>P1(level A)</u></p> <p>Unit 9 - 2.78m Unit 51 - 2.88m</p> <p><u>P2(Level B)</u></p> <p>Unit 13 - 2.78m</p>

No oral or written 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 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 are deficient in size and may not be suitable for certain vehicles;
- That the owner provide confirmation that the condominium declaration has been updated to specifically identify all substandard parking spaces to the satisfaction of the Town; and
- That the approval expires two (2) years from the date of the decision.

M. Telawski _____ Conflict _____

Signed by:

Don Hardcastle

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J. Hardcastle

S. Dickie _____

Signed by:

Stuart Dickie

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Signed by:

Shery Mikhail

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S. Mikhail

Chairperson, Committee of Adjustment

Signed by:

J. Ulcar

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J. Ulcar

Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on December 11, 2024.

Last date of appeal of decision is December 31, 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