

Committee of Adjustment

Decision for: CAV A/139/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
R. SHAHEEN T. SHAHEEN	Jim Levac Glen Schnarr and Associates Inc. 10 Kingsbridge Garden Cir Suite 700 Mississauga ON, CANADA L5R 3K6	PLAN 1103 LOT 4 208 Donessle Dr 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 **Denied** to permit 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 5.8.6 c)</i> For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres and the maximum width of the entrance to the private garage shall be 9.0 metres.	To increase the maximum total floor area for a private garage to 74.5 square metres and increase the maximum width of the entrance to the private garage to 10.7 metres.
2	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 metres.	To reduce the minimum southerly interior side yard to 2.4 metres.
3	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 metres.	To reduce the minimum northerly interior side yard to 3.1 metres.
4	<i>Table 4.3 (Row 18)</i> The maximum encroachment into a minimum interior side yard for uncovered access stairs below grade shall be 0.0 metres.	To increase the maximum encroachment into the minimum northerly interior side yard for the uncovered access stairs below grade to 1.51 metres.
5	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 metres.	To increase the maximum dwelling depth to 21.9 metres.
6	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1,301.0 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 39.8%.
7	<i>Table 6.4.2 (Row 1, Column 3)</i> Where the detached dwelling is greater than 7.0 metres in height, the maximum lot coverage shall be 25%.	To increase the maximum lot coverage to 32.8%.
8	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 14.6 metres.	To reduce the minimum front yard to 12.4 metres.

The Committee of Adjustment considered all written submissions in support of this application. Notwithstanding, the Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

M. Telawski

Signed by:

Michael Telawski

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Signed by:

John Hardcastle

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J. Hardcastle

S. Dickie

Signed by:

Stuart Dickie

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Signed by:

Sherry 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