

**Committee of Adjustment
Decision for: CAV A/070/2017**

Owner/Applicant	Agent	Location of Land
YUQING ZOU 157 MAPLE GROVE DR OAKVILLE ON L6J 4T9	BOBBI-JO MACKINNON BOBBI-JO MACKINNON OF IAN ROBERTSON DESIGN 20 RIVERMEDE RD 101 VAUGHAN ON L4K 3N3	PLAN 538 LOT 4 132 CAULDER 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 **Approved** to permit the proposed construction of a new two storey detached dwelling on the subject property with the following variances:

#	Zoning By-law 2014-014 requirements – RL1-0	Variance request
1	Section 5.8.6 c) For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 m ² .	To permit the maximum floor area for a private garage to be 66.0 m ² .
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with an area of 1301 m ² or greater shall be 29% (404.02 m ²). (The lot area is 1393.16 m ²).	To permit the maximum residential floor area ratio for a detached dwelling of 33.35% (464.6 m ²).
3	Section 6.4.3 a) The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 m. (Existing 13.3 m -1.0 m = Minimum Front Yard of 12.3 m).	To permit a minimum front yard of 12.14 m.
4	Section 6.4.6 c) The maximum height shall be 9.0 m.	To permit a maximum height of 9.19 m.
Zoning By-law 1984-63 as amended requirements – R01		Variance request
5	Section 39B i) The Maximum Overall Height shall be 9.0 m.	To permit a Maximum Overall Height of 9.19 m.

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 approval will expire two years from the date of decision if the proposed development does not proceed and/or a building permit is not issued.
- That the proposed dwelling be constructed in general accordance with the plans as submitted.

M. Telawski _____ (Opposed) _____ (Opposed) _____ J. Hardcastle

S. Mikhail _____  _____  P. Chronis
Chairperson, Committee of Adjustment

M. Charlebois _____  _____  J. Radomirovic
Assistant Secretary-Treasurer

Dated at the meeting held on April 25, 2017.

Last date of appeal of decision is May 15, 2017.

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.

Jasmina Radomirovic
Assistant Secretary-Treasurer